



Land of Cheese, Trees and Ocean Breeze

VARIANCE REQUEST #851-23-000556-PLNG: Mikesell

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER**

May 6, 2024

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited Variance Request on May 6, 2024.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00 PM on May 20, 2024.**

Request: A Variance request to reduce the required five (5) foot side yard setback to a three (3) foot side yard setback to allow for the placement of a residential structure (single-family dwelling).

Location: The subject property is located in the Unincorporated Community of Oceanside accessed via Crescent Road, a County road, zoned Residential Oceanside (ROS) Zone and designated as Tax Lot 2303 of Section 30CD, Township 1 South, Range 10 West, W.M., Tillamook County, Oregon.

Zone: Residential Oceanside (ROS) Zone

**Applicant/
Property Owner:** Christian Mikesell, 512 Collins Drive, Tillamook, OR 97141

CONDITIONS OF APPROVAL

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant/property owner shall obtain an approved revised Consolidated Zoning/Building permit application from the Tillamook County Department of Community Development, prior to continued development of the site.
3. The applicant/property owner shall obtain an approved Road Approach Permit from Tillamook County Public Works, to allow for development of the paved driveway located to the south of the proposed dwelling upon underlying Lot 3. A copy of this approved approach shall be provided at time of Consolidated Zoning/Building Permit approval.
4. Development of the property shall maintain a 3-foot side-yard setback upon the northerly property line, for proposed development of a single-family dwelling.
5. An updated conformance letter from a geoprofessional shall confirm that all applicable development standards and recommendations maintained in the approved Geologic Hazard Report #851-20-000431-PLNG, are met with the proposed placement of the single-family dwelling. This conformance letter shall include conformance that existing site conditions and construction methods are in compliance with the recommendations of the approved report.
6. Development shall otherwise comply with the applicable standards and requirements of TCLUO Sections 3.310, 'Residential Oceanside (ROS) Zone'. The applicant/property owner shall submit a site plan, drawn to scale and indicating all required yard setbacks, at the time of Consolidated Zoning/Building permit application.
7. This approval shall be void on May 6, 2026, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

Sincerely,



Melissa Jenck, Senior Planner, CFM

Sarah Absher, CFM, Director

Enc.: Vicinity, Assessor & Zoning maps



Land of Cheese, Trees, and Ocean Breeze

VARIANCE, 851-23-000556-PLNG: Mikesell

ADMINISTRATIVE DECISION AND STAFF REPORT

DECISION: Approved with Conditions

Decision Date: May 6, 2024

REPORT PREPARED BY: Melissa Jenck, CFM, Senior Planner

I. GENERAL INFORMATION:

Request: A Variance request to reduce the required five (5) foot side yard setback to a three (3) foot side yard setback to allow for the placement of a residential structure (single-family dwelling).

Location: The subject property is located in the Unincorporated Community of Oceanside accessed via Crescent Road, a County road, zoned Residential Oceanside (ROS) Zone and designated as Tax Lot 2303 of Section 30CD, Township 1 South, Range 10 West, W.M., Tillamook County, Oregon.

Zone: Residential Oceanside (ROS) Zone

**Applicant/
Property Owner:** Christian Mikesell, 512 Collins Drive, Tillamook, OR 97141

Description of Site and Vicinity: The subject property is bordered and accessed via Crescent Street, a County local access road, to the west, is sparsely vegetated and encompasses 0.11-acres (5,000 sq. ft.) according to County Assessors records (Exhibit A). The subject property along with the properties in the vicinity are zoned Residential Oceanside zone (ROS) and the area generally consists of single-family dwellings (Exhibit A).

The Applicant is proposing to reduce the required five (5) foot side yard setback to a three (3) foot side yard setback upon the northerly property line, to allow for the placement of a residential structure on the subject property (Exhibit B).

No wetlands or riverine features are mapped or present on the subject property, as indicated on the State Wetlands Inventory (Exhibit A) The area is in Flood Zone “X”, according to FEMA FIRM 41057C0555F dated September 28, 2018 and is not in a Special Flood Hazard Area (Exhibit A).

The property is identified as an Older Stabilized Dune as detailed in the DOGAMI Open File Report O-20-04. The area is also located within an area of geologic hazard area as identified by DOGAMI Open File Report O-20-13 (Exhibit A). A (Exhibit A & B).

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The request is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. Section 3.310: Residential Oceanside (ROS) Zone
- B. Section 3.530: Beach and Dune (BD) Hazard Overlay
- C. Section 4.130: Development Requirements for Geologic Hazard Areas
- D. Article VIII: Variance Procedures and Criteria (including Section 4.005: Residential and Commercial Zone Standards)

III. ANALYSIS:

A. TCLUO Section 3.310: Residential Oceanside (ROS) Zone

Section 3.310(2) and 3.310(3) list uses permitted outright and conditionally in the zone.

Findings: Staff find that the proposed single-family dwelling is permitted outright use in the ROS zone.

Section 3.310(4), STANDARDS: *Land divisions and development in the ROS zone shall conform to the following standards, unless more restrictive supplemental regulations apply:*

...

(e) The minimum side yard setback shall be 5 feet; on the street side of a corner lot, it shall be 15 feet.

Findings: Applicant is requesting a reduction of the side-yard setback from 5-feet to 3-feet upon the northerly property line, to allow for the siting of a new single-family dwelling (Exhibit B).

Staff finds that the requested Variance may be permitted only on finding that the requirements of TCLUO Article 8 have been satisfied. The requirements of TCLUO Article 8, ‘Variance Procedures and Criteria’ are addressed below.

B. TCLUO Section 3.530: Beach and Dune (BD) Hazard Overlay

The subject property is located in an Older Stabilized Dune as identified in DOGAMI Open File Report O-20-04. Development is subject to the standards of TCLUO Section 3.530.

Findings: Staff finds a Geologic Hazard Report in conformance with the requirements of TCLUO Section 3.530 was completed for the subject property in 2020, permit #851-20-000431-PLNG. Staff find a condition of approval for compliance with the recommendations and requirements of the hazard report approved in permit #851-20-000431-PLNG, be maintained for the proposed development.

C. TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

The subject property is located in an area of deep landslide susceptibility and shallow landslide susceptibility, as identified in DOGAMI Open File Report O-20-13, and is therefore subject to the development standards of TCLUO Section 4.130(2).

Findings: Staff finds a Geologic Hazard Report in conformance with the requirements of TCLUO Section 4.130 was completed for the subject property in 2020, permit #851-20-000431-PLNG. Staff find a condition of approval for compliance with the recommendations and requirements of the hazard report approved in permit #851-20-000431-PLNG, be maintained for the proposed development.

D. Article VIII: Variance Procedure and Criteria; including Section 4.005 Residential and Commercial Zone Standards

Article VIII of the Tillamook County Land Use Ordinance governs the applications of Variances within the County. Article IV, Section 4.005 lists the purposes of the land use standards in each of the residential and commercial zones.

Section 8.020 requires notification of the request to be mailed to landowners within 250-feet of the subject property, to allow at least 14 days for written comment and requires Staff to consider comments received in making the decision.

Findings: A notice of the request was mailed to property owners within 250 feet of the subject property and other agencies on March 29, 2024. Comments were received by the Tillamook County Public Works, along with public comments from neighboring properties, contained within 'Exhibit C'. Concerns from the public include

- Safety concerns due to proximity/separation of structures
- Structural concerns
- Impacts to views
- Concerns of lot development during construction process

Section 8.030 states that a Variance may be authorized if the applicants/property owners adequately demonstrate that the proposed use satisfies all relevant requirements, including all four review criteria in Section 8.030. These criteria, including Section 4.005 Residential and Commercial Zone Standards, along with Staff's findings and conclusions are indicated below:

(1) Circumstances attributable either to the dimensional, topographical, or hazardous characteristics of legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met. Such circumstances may not be self-created.

Findings: The subject property is 50-ft by 100-feet and is characterized graded surfaces recently leveled for the construction of a single-family dwelling (Exhibit A & B). Applicant states that the requested 3-foot side yard setback is due dimensional circumstances of the property, which maintains an existing driveway easement to the south for access to neighboring properties to the east (Exhibit B).

Staff finds multiple single-family dwellings located to the east on adjacent property maintain side-yard setbacks of 3-ft upon all sides, granted through Zoning Permit approvals by this Department in 2020. Staff finds that adjacent properties are improved with residential dwellings (Exhibit A). Staff find properties located to the east upon Reeder Street, maintain 3-ft side yard setbacks between dwelling units due to being

small lots (Exhibit A). Applicant identifies that purchase of the subject property came with an access easement placed upon the parcel, which maintains access to properties constructed in the East (Exhibit B).

Staff finds the Applicants proposal maintains a 3-ft side-yard setback from the northerly property line, maintaining approximately 5-ft separation from the improved access to the south (Exhibit B). Staff finds that due to the dimensional characteristics of the legally existing lot, enjoyment of a dwelling would be precluded on the subject property. Staff concludes that this criterion has been met.

(2) A variance is necessary to accommodate a use or accessory use on the lot which can be reasonably expected to occur within the zone or vicinity.

Findings: As discussed above, the Applicant is proposing to reduce the required 5-foot side-yard setback to 3-feet to allow for the siting of a single-family dwelling on the subject property (Exhibit B). Applicant states the ROS zone expected for single-family dwellings (Exhibit B).

Staff find single-family dwellings are permitted outright and is expected or occur within this zone. Staff concludes that this criterion has been met.

(3) The proposed variance will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.

Section 4.005: Residential and Commercial Zone Standards of the Tillamook County Land Use Ordinance lists the purposes of the land use standards in each of the residential and commercial zones as follows:

- (1) To ensure the availability of private open spaces;*
- (2) To ensure that adequate light and air are available to residential and commercial structures;*
- (3) To adequately separate structures for emergency access;*
- (4) To enhance privacy for occupants or residences;*

Findings: Applicant states that the proposal will ensure availability of open space to be kept intact for neighboring properties, similar to other residences with their own private yards (Exhibit B). Applicant details that sufficient access to light and air is made available as the adjacent development is approximately 7 to 8-feet away, if the Variance is approved (Exhibit B).

Comments from neighboring properties detailed concerns for emergency service response between structures, and adequacy of safety for structures maintaining a 3-foot setback from the side-yard. The Netarts-Oceanside Fire District were notified of the request and no comments were received.

Staff finds that the proposed development will maintain privacy and adequate access to air, light and open space for the subject property and the surrounding properties, similar to those experienced by neighboring properties in the vicinity. Staff finds the proposed dwelling maintains height similar to those in the surrounding area (Exhibit A). Staff finds that these criteria are met.

- (5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveway, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;*
- (6) To ensure that driver visibility on adjacent roads will not be obstructed;*
- (7) To ensure safe access to and from common roads;*

Findings: Applicant's submittal documents that all private land uses will occur on the subject property. Access is provided via Crescent Street. Access will not be impeded as the proposed dwelling maintains a 10-ft front yard setback, while protecting an existing access easement/driveway to the south of the proposed dwelling placement (Exhibit B). The site plan shows adequate area for the two required off-street parking spaces in accordance with TCLUO Section 4.030. Staff finds that access to adjacent properties will not be impacted by the proposed side-yard reduction and that driver visibility will not be obstructed as all uses will be located within the property boundary lines of the subject property. Tillamook County Public Works was notified of this application and provided comments contained in 'Exhibit C'. Public Works states that the prior approved Road Approach Permit for the paved driveway to the south of the proposed dwelling has expired and that a new Road Approach permit would be necessary for the development of such access (Exhibit C).

Staff finds that these criteria can be met through compliance with Conditions of Approval.

(8) To ensure that pleasing view are neither unreasonably obstructed nor obtained;

Findings: Applicant states that the proposed structure will meet height requirements of the zone (Exhibit B). The County regulates views through compliance with building height requirements. The ROS zone allows for a building height of structures on this property to 35-feet. Staff finds that the Applicants submittal includes a building demonstrating compliance with 35-ft building height, with a proposed height of 30-ft 6-inches (Exhibit B). Staff finds the criterion in Section 4.005(8) can be met through compliance with the Conditions of Approval.

(9) To separate potentially incompatible land uses;

Findings: The applicant is proposing to construct a single-family dwelling (Exhibit B). The use is allowed outright in the ROS zone and is expected to occur in this area. Staff finds that the criterion in Section 4.005(9) has been met.

(10) To ensure access to solar radiation for the purpose of alternative energy production.

Findings: County records do not indicate any such facilities are in the vicinity of the subject property. Staff finds that the proposed expansion does not unreasonably shadow or otherwise inhibit access to solar radiation on adjacent properties and finds that the criterion in Section 4.005(10) has been met.

(4) There are no reasonable alternatives requiring either a lesser or no variance.

Findings: Applicant states that there are no other reasonable alternatives, due to dimensional constraints of the property and the previously allowed construction on the subject property (Exhibit B). The applicant describes the previously maintained approval for a small lot, less than 3,000 square feet, maintained on the subject property when the subject property was not combined with the adjacent underlying lot of record maintaining the access easement (Exhibit B).

Staff find that the proposed dwelling maintained a living space greater than the allowed through compliance with TCLUO Section 4.100. Staff find that Lot 3 and Lot 4 were combined to create a parcel greater than 3,000 square feet, and in alignment with TCLUO Section 4.110(5) for reduction of a front or rear yard setback to 10-feet.

Development of the subject property for a dwelling maintains dimensional limitations due to the existing access easement maintained upon underlying Lot 3, which proposes a retaining wall and improvements to support the driveway (Exhibit B).

Staff finds that the dimensional characteristics limit the buildable area of the subject property and the 3-ft side-yard allows for residential development of the property consistent with residential properties in the area. Staff finds that the criterion in Section 8.030(4) has been met.

IV. DECISION: APPROVED WITH CONDITIONS

Staff concludes, based on the findings of fact and other relevant information in the record, that the applicant has satisfied/or is able to satisfy the applicable ordinance requirements through the Conditions of Approval, and therefore, approves the request subject to the provisions in Section V below.

By accepting this approval the applicants/property owners agree to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval. The applicants/property owners shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed building site.

This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00 PM on May 20, 2024**.

V. CONDITIONS OF APPROVAL:

Section 8.060: COMPLIANCE WITH CONDITIONS, and 8.070: TIME LIMIT requires compliance with approved plans and Conditions of this decision, and all other ordinance provisions, and allows 24 months for compliance with Conditions and start of construction. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant/property owner shall obtain an approved revised Consolidated Zoning/Building permit application from the Tillamook County Department of Community Development, prior to continued development of the site.
3. The applicant/property owner shall obtain an approved Road Approach Permit from Tillamook County Public Works, to allow for development of the paved driveway located to the south of the proposed dwelling upon underlying Lot 3. A copy of this approved approach shall be provided at time of Consolidated Zoning/Building Permit approval.
4. Development of the property shall maintain a 3-foot side-yard setback upon the northerly property line, for proposed development of a single-family dwelling.
5. An updated conformance letter from a geoprofessional shall confirm that all applicable development standards and recommendations maintained in the approved Geologic Hazard Report #851-20-000431-PLNG, are met with the proposed placement of the single-family dwelling. This conformance letter shall include conformance that existing site conditions and construction methods are in compliance with the recommendations of the approved report.

6. Development shall otherwise comply with the applicable standards and requirements of TCLUO Sections 3.310, 'Residential Oceanside (ROS) Zone'. The applicant/property owner shall submit a site plan, drawn to scale and indicating all required yard setbacks, at the time of Consolidated Zoning/Building permit application.
7. This approval shall be void on May 6, 2026, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

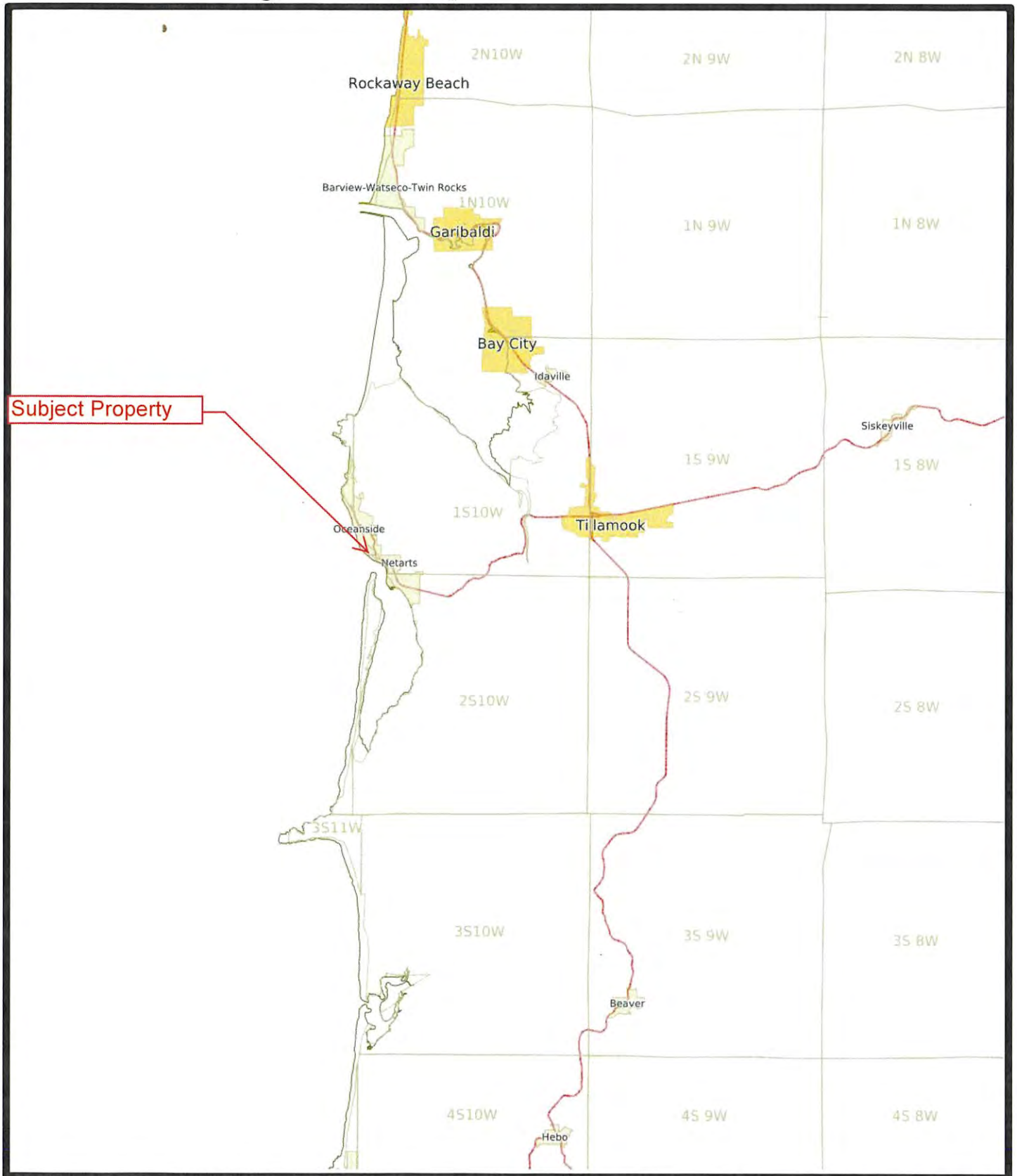
VI. EXHIBITS:

All Exhibits referenced herein are, by this reference, made a part hereof:

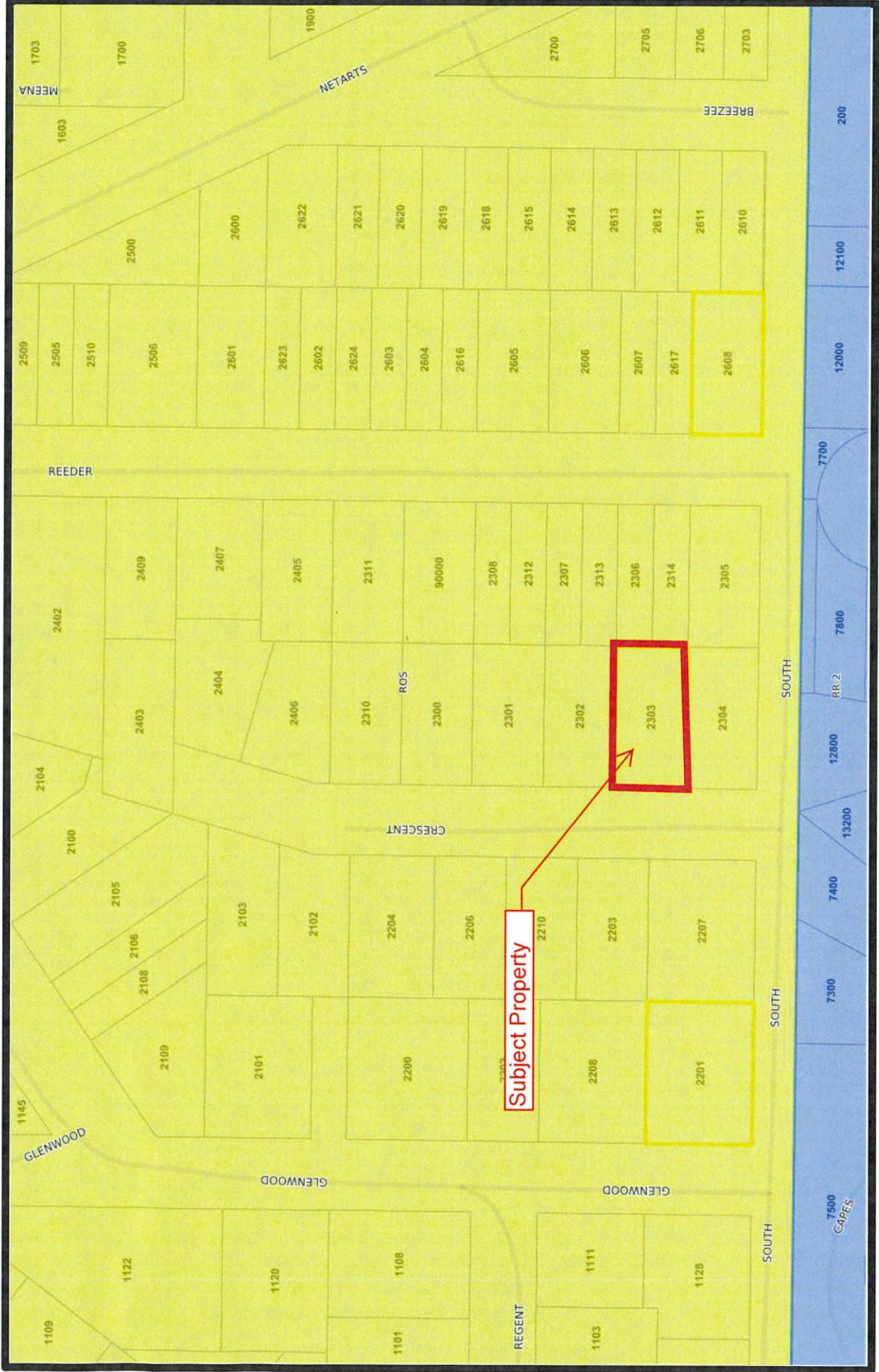
- A. Vicinity Map, Assessors Map, Assessors Summary, Zoning Map, FEMA FIRM
- B. Applicants Submittal
- C. Public Comments

EXHIBIT A

Vicinity Map



Zoning Map



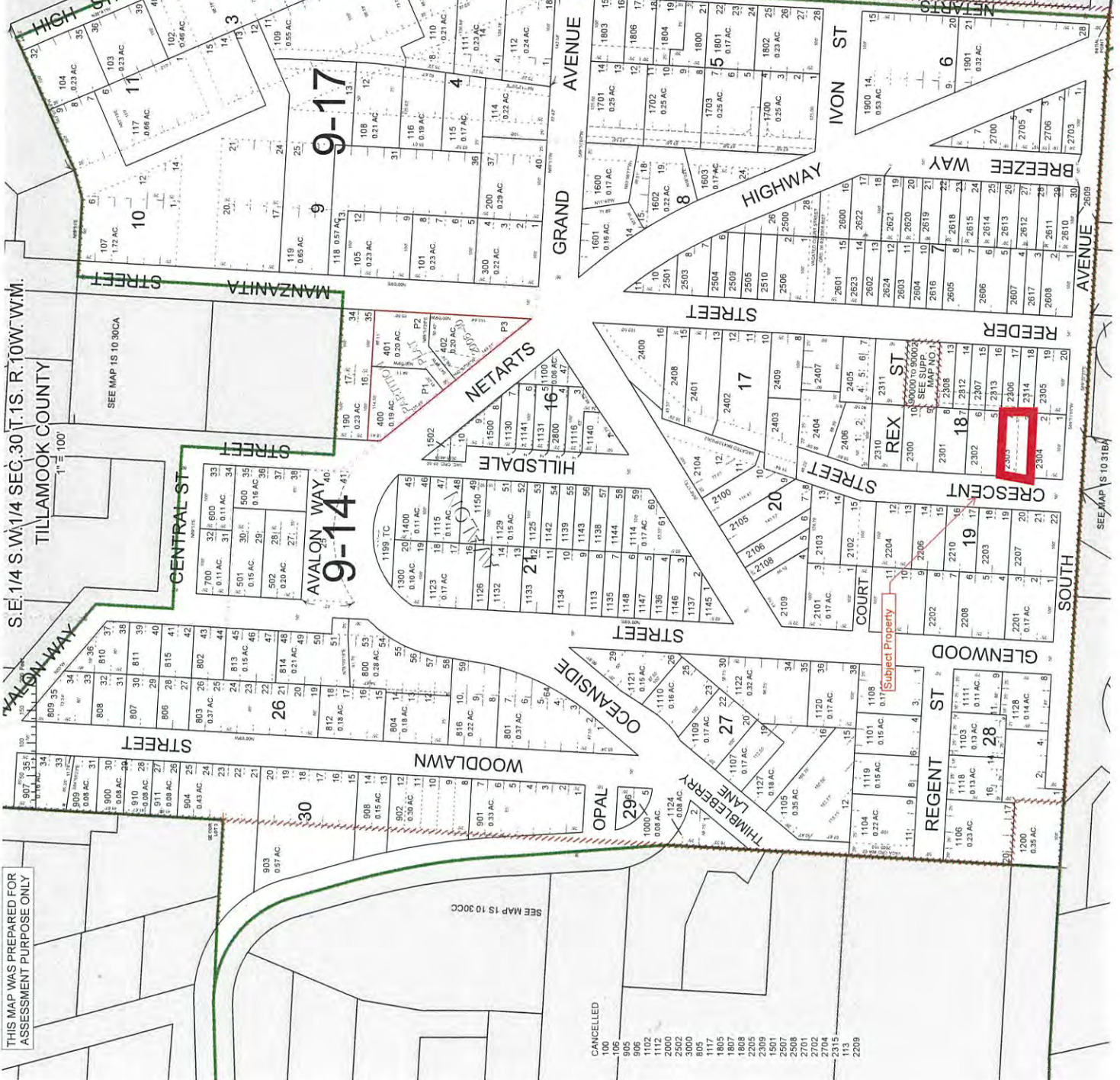
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.E. 1/4 S.W. 1/4 SEC. 30 T. 1S. R. 10W. W.M.

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Revised 1/13/24, WS



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Tillamook County
2023 Real Property Assessment Report
 Account 399390

Map	1S1030CD02303	Tax Status	Assessable
Code - Tax ID	0914 - 399390	Account Status	Active
		Subtype	NORMAL
Legal Descr	Multiple Lots - See legal report for full description		
Mailing	MIKESELL, CHRISTIAN C 512 COLLINS DR TILLAMOOK OR 97141	Deed Reference #	2023-2262
		Sales Date/Price	05-19-2023 / \$99,000
		Appraiser	EVA FLETCHER
Property Class	100 MA SA NH		
RMV Class	100 08 OV 805		

Site	Situs Address	City
	115 CRESCENT ST	COUNTY

Value Summary						
Code Area	Land	RMV	MAV	AV	RMV Exception	CPR %
0914	Land	83,430		Land	0	
	Impr	0		Impr	0	
Code Area Total		83,430	88,640	83,430	0	
Grand Total		83,430	88,640	83,430	0	

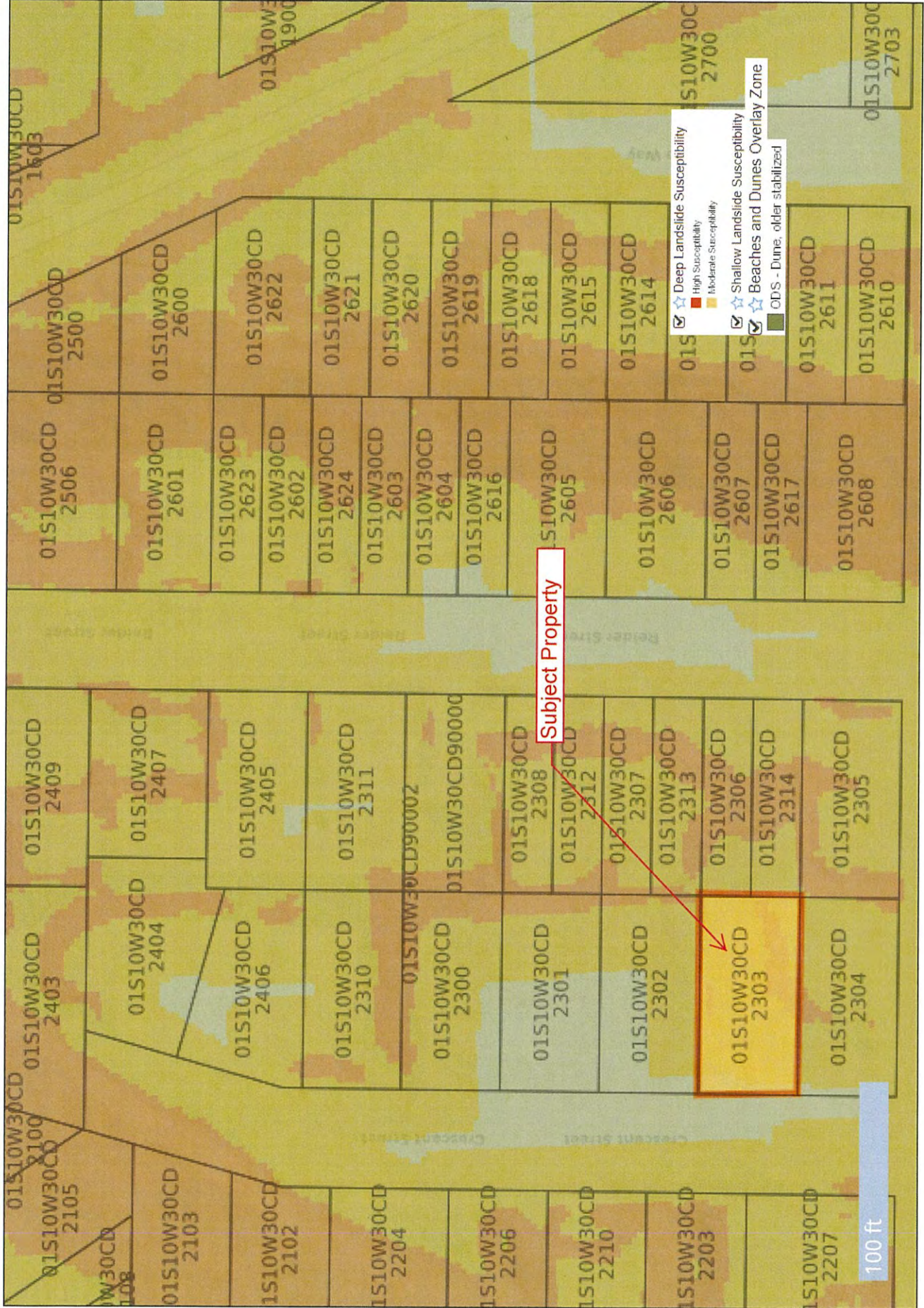
Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0914	0	<input checked="" type="checkbox"/>		ROS	Market	112	0.11 AC		83,430
Code Area Total							0.11 AC		83,430

Improvement Breakdown									
Code Area	Year ID #	Stat Built	Class Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	

Exemptions / Special Assessments / Notations
Notations <ul style="list-style-type: none"> ■ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2007 ■ MULTI LOT-SINGLE LOT VALUE ADDED 2021

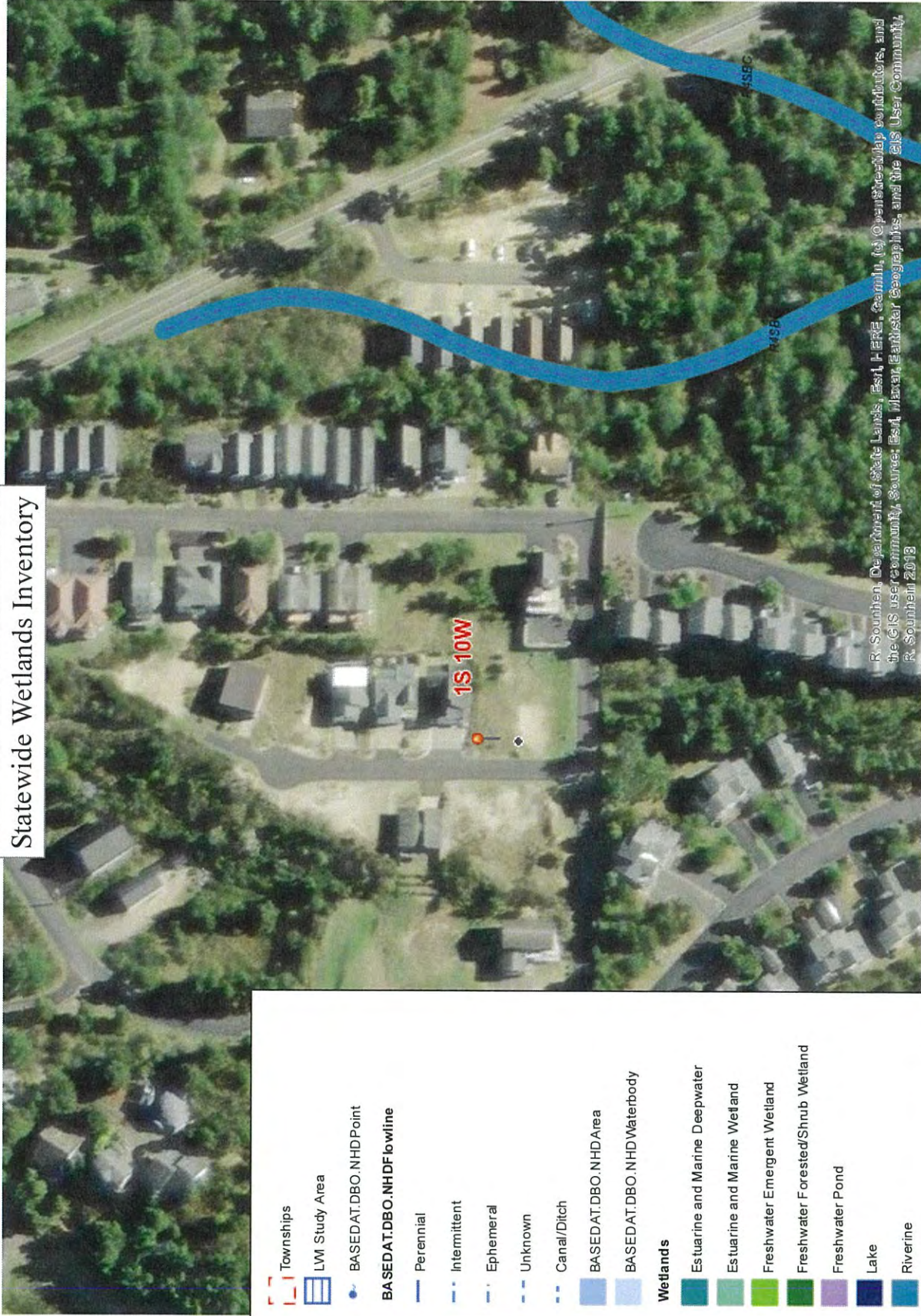
Comments 6/9/05 Road, sewer, water, are now available on the property. gb
 04/27/06 - Reviewed 01' adjudicated value. Land already at market from 05' valuation, KL.
 12/29/11 Land Reappraisal, tabled land.LM
 2/22/13 Changed to 1 homesite per CCRs.LM
 08/04/20 Due to a segregation, a portion of taxlot 2303 will be carried into new taxlot 2315. Brought to market and apportioned MAV.ef
 02/24/21 Combined TL 2315 into TL 2303. Brought to market and combined MAV.ef
 1/10/22 South half of lot now appears to be access for neighboring lots, reduced size adjustment to reflect usable space.BB

Hazard Map



Disclaimer: The spatial information hosted at this website was derived from a variety of sources. Care was taken in the creation of these themes, but they are provided "as is". The state of Oregon, or any of the data providers cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or underlying records. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying any of these products. However, notification of any errors would be appreciated. The data are clearly not intended to indicate the authoritative location of property boundaries, the precise shape or contour of the earth or the precise location of fixed works of humans.

Statewide Wetlands Inventory



	Townships
	LWI Study Area
	BASEDAT.DBO.NHDPPoint
	BASEDAT.DBO.NHDFlowline
	Perennial
	Intermittent
	Ephemeral
	Unknown
	Canal/Ditch
	BASEDAT.DBO.NHDArea
	BASEDAT.DBO.NHDWaterbody
Wetlands	
	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake
	Riverine
	SWI Predominantly Hydric Soil Map Units
	SWI Agate-Winlo Soils

R. Sounthien, Department of State Lands, Est. H-EPB, Corvallis, OR; OpenStreetMap contributors, and the GIS user community; Source: Est. Maxar, Earthstar Geographics, and the GIS User Community; R. Sounthien 2013

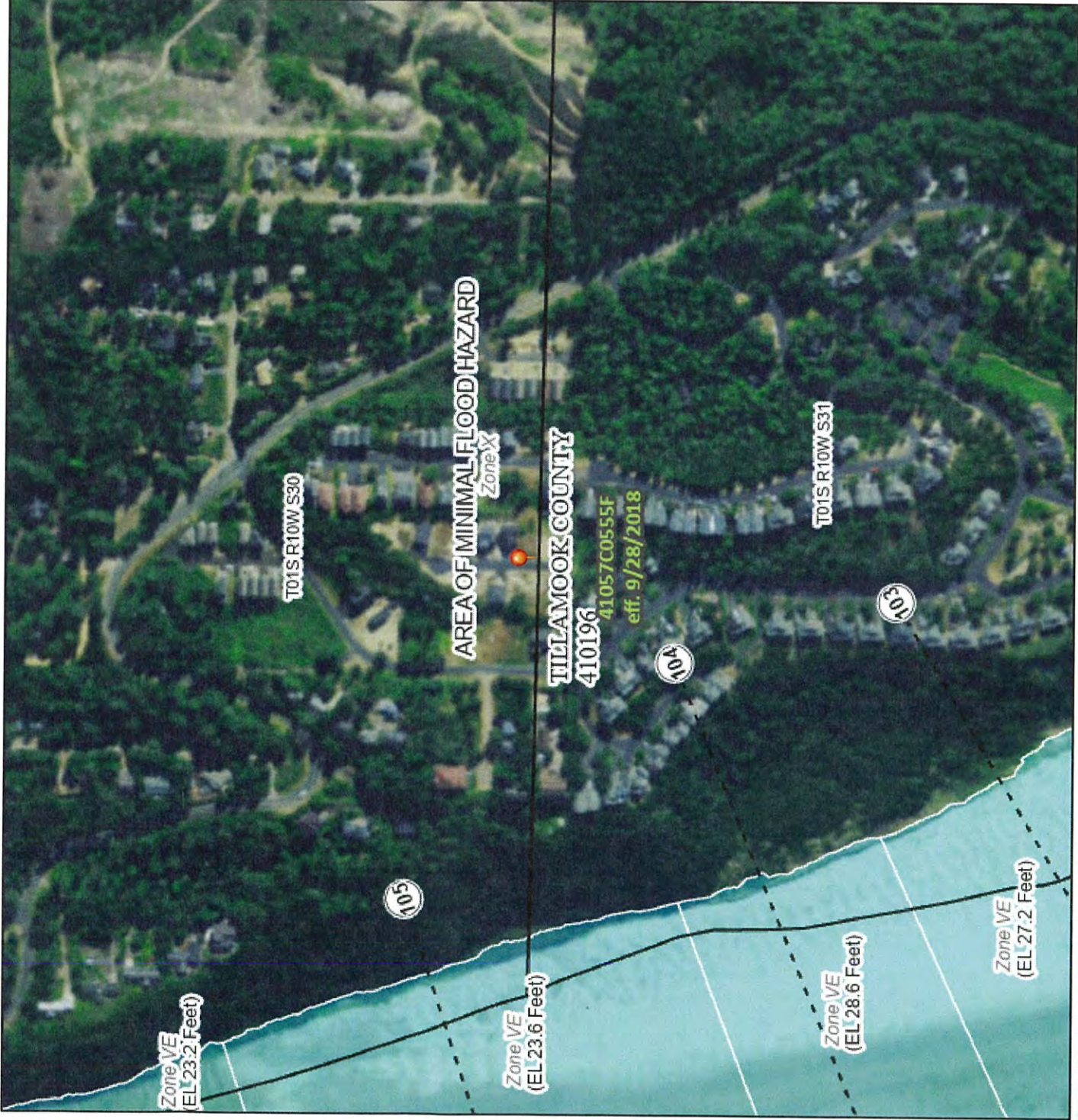
1 inch = 0.04 miles
 0 0.0125 0.025 0.05 0.075 0.1 mi
 The Statewide Wetlands Inventory (SWI) represents the best data available at the time the map was published and is updated as new data becomes available. In all cases, actual field conditions, elevations, the presence of wetlands, and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.



National Flood Hazard Layer FIRMette



123°57'58"W 45°27'11"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

123°57'21"W 45°26'46"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN *Zone X*
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRS
- Area of Undetermined Flood Hazard *Zone X*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/28/2024 at 6:14 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT

B



PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #: 134988	
Fees: 1365.-	
Permit No: 85122-00056PLNG	

Applicant (Check Box if Same as Property Owner)

Name: Christian Mikesell Phone: 503.354.4094
 Address: 512 Collins Dr.
 City: Tillamook State: OR Zip: 97141
 Email: christian.c.mikesell@gmail.com

Property Owner

Name: Christian Mikesell Phone: 503.354.4094
 Address: 512 Collins Dr.
 City: Tillamook State: OR Zip: 97141
 Email: christian.c.mikesell@gmail.com

Request: I am asking for a variance on the side yard setback from 5' to 3'.

Type II

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
- Development Permit Review for Estuary Development
- Non-farm dwelling in Farm Zone
- Fore-dune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception
- Nonconforming Review (As deemed by Director)
- Variance (As deemed by Director)

Type IV

- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

Site Address: 115 Crescent St
 Map Number: 15 10 3000 2303
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Property Owner Signature (Required) [Signature]
 Applicant Signature [Signature]

Date Nov. 21st, 2023
 Date Nov. 21st, 2023

SECTION 8.030: REVIEW CRITERIA

A VARIANCE shall be granted, according to the procedures set forth in Section 8.020, if the applicant adequately demonstrates that the proposed VARIANCE satisfies all of the following criteria:

- (1) Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met. Such circumstances may not be self-created.
- (2) A VARIANCE is necessary to accommodate a use or accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.
- (3) The proposed VARIANCE will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.
- (4) There are no reasonable alternatives requiring either a lesser or no VARIANCE.

ARTICLE IV SUPPLEMENTARY REGULATIONS SECTION 4.005: RESIDENTIAL AND COMMERCIAL ZONE STANDARDS

PURPOSE: In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards are the following:

- (1) To ensure the availability of private open space;
- (2) ✖ To ensure that adequate light and air are available to residential and commercial structures;
- (3) To adequately separate structures for emergency access;
- (4) ✖ To enhance privacy for occupants of residences;
- (5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;
- (6) To ensure that driver visibility on adjacent roads will not be obstructed;
- (7) ✖ To ensure safe access to and from common roads;
- (8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;
- (9) ✖ To separate potentially incompatible land uses;
- (10) To ensure access to solar radiation for the purpose of alternative energy production.

To the Planning & Zoning Dept., the County Commissioners, and to whom it may Concern.

I am writing to you regarding my property at 115 Crescent St. Oceanside, OR 97134 (1S 10 30CD 2303). It came to my attention on Nov. 16th, 2023 that the new Single-Family Dwelling (SFD) I was in the process of building requires a 5' side setback. When I purchased this property from Tom Kearney, the Site Plan I received with the Permit Package had a Site Plan that showed a 3' side setback and I began building according to the approved, stamped & signed set of plans.

I am asking for a 3' side setback in the form of a variance. I understand that the size of property I currently have is .11 acres and excludes it from Section 4.100: General Exception to Lot Size Requirements located in Tillamook County Land Use Ordinance Article 4. This was not always the case, in **Exhibit 1**, effective date 08/04/2020, four tax lots were segregated; including mine of 2303 into 2303 & 2315, by the old owner/developer Tom Kearney. On Sept 4th, 2020 Tom Kearney had received **Exhibit 2**, that documented the Geo Hazard Report for tax lot 2303 & 2315 as being separate. On Sept 6th, 2020 **Exhibit 3** shows lot 4 (2315) has a 3'x99' encroachment onto lot 3 (2303) equaling 297 sq ft. It documents all the zoning from Section 4.100 of Tillamook County Land Use Ordinance for Small Lot Criteria. In this situation, the lot qualifies as a small lot because Lot 4 (2315) is 2,797 sq ft. On Sept 23rd, 2020, Tom Kearney applied to Tillamook County Public Works for 9 separate lots, 2 of which included mine (2315 & 2303), **Exhibit 4**. Attached is **Exhibit 5**, which is the Site Survey, done by S&F Land Services that shows all of these lots that are in this Development as well as the sizes of said lots.

On Oct 5th, 2020, **Exhibit 6,7,8,9 & 10** were all submitted to the Tillamook County Community Development to undergo the process of getting building permits. **Exhibit 6,7,8 & 9** all show they were applied for and approved as small lots between the dates of April 28th, 2021—to April 30th, 2021. My property of tax lot 2315 Lot 4, applied for the same small lot exception found in Section 4.100, the same the neighboring development properties, but was denied and told that it only qualified to apply to Section 4.110: Exceptions to Yard Setback Requirements located in Tillamook County Land Use Ordinance Article 4. The reason stated was that the house was too big to meet the criteria of a small lot.

In Section 4.100: (6) "The permitted living space as determined by the Building Official shall be no more than 50% of the square footage of the lot or 1,200 square feet, whichever is larger..." In Exhibit 9, my building permit states that I have 1,636 sq ft, as required in Section 4.100: (6) my project is too big to qualify as a small lot which includes the 3' side setback. But in **Exhibits 6,7,8 & 9**; each building permit states that each house has 1,626 sq ft, so applying the same Section 4.100: (6), every single one of the other projects are also too large to qualify as a small lot which includes the 3' side setback.

On April 1st, 2022 **Exhibits 7 & 8**, were issued new building permits to the now builder. On April 26th, 2022, **Exhibit 6**, was issued a new building permit to the now builder. And on October 5th, 2022, **Exhibit 9**, was issued a new building permit to the now builder. All of these houses are moving right along, over a year into each respective project. All four have the exteriors fully finished and nearly all four are fully dry walled on the interiors or further.

On April 7th, 2023, **Exhibit 10** was issued a new building permit. The sale of this property was completed on August 14th, 2023 when I paid Tom Kearney in full. I transferred ownership of the properties permits on August 28th, 2023. Because a precedent was set for the 4 new houses being built to my East in this development, I ask for the 3' side yard setback.

Section 8.030, REVIEW CRITERIA

A VARIANCE shall be granted, according to the procedures set forth in Section 8.020, if the applicant adequately demonstrates that the proposed VARIANCE satisfies all of the following criteria:

Section 8.030: (1) Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if applicable standards were to be met. Such circumstances may not be self-created.

RESPONSE: Section 8.030: (1) This property requires a variance due to the dimensional circumstance of this property. The original small lot is situated between an existing house and a now existing driveway easement. The 3' side variance would accommodate a SFD to exist that would match similarly to the current homes being built to the East of this location.

Section 8.030: (2) A VARIANCE is necessary to accommodate a use or accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.

RESPONSE: Section 8.030: (2) A variance is necessary to accommodate the use of a new SFD on the parcel that will be similar in appearance and style of the other new homes in this current development. All of these SFD (Fill-in or Row Houses), all have been granted a 3' side setback and are all currently approved to be built in ROS (Residential Oceanside Zone).

Section 8.030: (3) The proposed VARIANCE will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.

Response: An approved variance will fully comply with the earlier homes designed and planned in this certain development and following in order is how my variance will comply with Section 4.005 to preserve the rights of all neighbors and allow them to continue enjoying their land.

SECTION 4.005: RESIDENTIAL AND COMMERCIAL ZONE STANDARDS

PURPOSE: In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards are the following:

(1) To ensure the availability of private open space;

Response: Section 4.005: (1) An approved variance would keep intact the availability of private open space for any of the neighbors. It will be similar to all other residences that has its own private yard or garden.

(2) To ensure that adequate light and air are available to residential and commercial structures;

Response: Section 4.005: (2) An approved variance would ensure that adequate light and air remain available to residential & commercial structures by not removing any trees or any other item that could negatively impact any neighbors. Also, this property will still be 7-8' away, with approved 3' variance, from the only immediate neighbor's home and will still ensure they have access to light and air flow.

(3) To adequately separate structures for emergency access;

Response: Section 4.005: (3) An approved variance will adequately separate structures for emergency access. There will be approximately 7-8 feet in between the current neighbor's home and my proposed home.

(4) To enhance privacy for occupants of residences;

Response: Section 4.005: (4) An approved variance will enhance privacy for occupants of residences by approving the use of a new SFD that was previously approved in this development.

(5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;

Response: Section 4.005: (5) An approved variance will ensure that all private land uses that can be reasonably expected to occur on private land, can be entirely accommodated on private land—including a 2-car garage, a concrete driveway and private open spaces on every side of the house.

(6) To ensure that driver visibility on adjacent roads will not be obstructed;

Response: Section 4.005: (6) An approved variance will ensure that driver visibility on adjacent roads will not be obstructed. There is currently 14' County setback from edge of road as well as minimum 10' of front yard setback. This allows 24' minimum of unobstructed view in the front of my property to the edge of road.

(7) To ensure safe access to and from common roads;

Response: Section 4.005: (7) An approved variance will maintain safe access to and from common roads by not interfering with any current path to the front main road and not squeezing the house to within 6"-8" of the retaining wall easement.

(8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;

Response: Section 4.005: (8) An approved variance will ensure that pleasing views are neither unreasonably obstructed or obtained because there is already a current height restriction. My project's proposed height is 4'6" below maximum allowed by ROS zoning in Section 3.310. The back yard neighbors are all on a land shelf that is 12-15 feet above the grade of my yard.

(9) To separate potentially incompatible land uses;

Response: Section 4.005: (9) An approved variance of the 3' side yard setback will not impact other land uses.

(10) To ensure access to solar radiation for the purpose of alternative energy production.

Response: Section 4.005: (10) An approved variance will keep intact access to solar radiation for the purpose of alternative energy production, and would not interfere with any neighbors' potential solar panel roof application.

Section 8.030: (4) There are no reasonable alternatives requiring a lesser or no variance. When I received the phone call about the error from the County, I had already owned the property for 3 months and had the renewed permits in my name for 2-1/2 months. I already had the jobsite excavated, paid for the Service Development Charges to Netarts Water District and to Netarts-Oceanside Sewer District. My footings had been inspected and poured, and all of the stem wall forms, including the 2x 10' tall structural concrete shear walls, with all required rebar and hold-downs in place for concrete, had been approved earlier that day.

The 2 options to meet this 5' side yard setback would include:

Option (1) Jack-hammering & demolition of all current forms and rebar, current concrete footings and accompanied rebar, digging 2' further on the South side towards the current gravel/retaining block driveway easement, which is currently between 2'6" – 2'8" (**Exhibit 11,12 & 13**) from my present location. I would have to stabilize the retaining block/driveway from attempting to slough off when adjusting my house to 6" – 8" in between proposed house & easement.

Option (2) Make the whole house 2' narrower on the North side. In turn, I would need to remove the North side forms which consist of 1x 10' tall structural concrete shear wall (**Exhibit 14**), cutting the footings, jack-hammering the whole north footing and 2' south on each end, removing all concrete/metal rebar and pouring new footings 2' south with all required 1/2", 5/8", 3/4" thick rebar in all required locations (**Exhibit 15**). This would only work if engineer approves (?) cold joint concrete connection in the front of house where the required oversized structural footing is located. This cutting 2' of the house's width would also negate the currently approved drawings & structural engineering. The 2' reduction would require redrawing all living space floor plans as well as engineering. This in turn would render the approved plans/permits/engineering to be useless and require me to start the whole building permit/ plan drafting/ structural engineering process all from the beginning.

In conclusion, I have honestly not dealt with Tillamook County Community Development for a long period of time. I moved about 2 years ago to Tillamook and have started doing Spec-home SFD's. In all the time that I have been dealing with TCCD, I have only had the best help. Because of this variance process, I now have a small in-depth knowledge of just one aspect of the process of what it takes to help a county grow responsibly and appropriately. This 5' side yard setback has created a problem for my family's income and my professional workload. I am the only worker in my company, so I don't have the

option to take multiple jobs like many other contractors and I am now at a complete standstill while this all takes place to find a resolution.

I ask again for an approved and expedited variance of 3' side yard setback.

Thanks for your time,

Christian Mikesell
Mikesell Construction LLC CCB# 205935
512 Collins Dr, Tillamook, OR 97141
503.354.4094



**DEPT. OF COMMUNITY DEVELOPMENT,
BUILDING SECTION
TILLAMOOK COUNTY**

Land of Cheese, Trees and Ocean Breeze

Permit # 85123.001998
 Plumbing Permit # _____ PL
 Electrical Permit # _____ ELEC
 Electrical Permit # _____ TEMP
 Mechanical Permit # _____ MECH

DATE: 8.28.23
 CONTRACTOR: MIKESSEN PHONE # 503.354.4094
 OWNER: MIKESSEN ISSUED FOR NEW STD.
 LOCATION: 115 Crescent St T 15 R 10 S 3000 L 2303
 TEMPORARY POWER _____ ELECTRIC SERVICE _____

WATER SUPPLY _____ SEWER _____ RAIN DRAINS _____
 GEO REPORT FOR FOOTING INSPECTION _____
 FOOTING SKV CONCRETE-ENCASED ELECTRODE SKV

FOUNDATION WALLS SKV 11/17/23
 SET-BACKS VERIFIED SKV 11/17/23

UNDER FLOOR

1. FRAMING _____
2. PLUMBING _____
3. MECHANICAL _____

Items 1 through 3 above must be completed and approved before continuing!

SHEARWALLS _____

ROUGH PLUMBING _____

ROUGH ELECTRICAL _____

ROUGH MECHANICAL (shall be installed and inspected at framing inspection) _____

FRAMING _____

HEIGHT AFFIDAVIT _____

INSULATION _____

FINAL

1. FINAL ELECTRICAL Final Electrical must pass before Occupancy Approval. _____
2. FINAL PLUMBING Final Plumbing must pass before Occupancy Approval. _____
3. FINAL MECHANICAL Final Mechanical must pass before Occupancy Approval. _____
4. POST ELEVATION CERTIFICATE From a Licensed Surveyor _____

Items 1 through 4 above must be completed and approved before FINAL OCCUPANCY INSPECTION.

FINAL CITY ZONING APPROVAL _____

FINAL OCCUPANCY APPROVAL (Structural Inspector) _____

RESIDENTIAL INSPECTION CARD

Tillamook County
2023 Real Property Assessment Report
 Account 399390

Map	1S1030CD02303	Tax Status	Assessable
Code - Tax ID	0914 - 399390	Account Status	Active
		Subtype	NORMAL
Legal Descr	Multiple Lots - See legal report for full description		
Mailing	MIKESELL, CHRISTIAN C 512 COLLINS DR TILLAMOOK OR 97141	Deed Reference #	2023-2262
		Sales Date/Price	05-19-2023 / \$99,000
		Appraiser	EVA FLETCHER

Property Class	100	MA	SA	NH
RMV Class	100	08	OV	805

Site	Situs Address	City
	115 CRESCENT ST	COUNTY

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0914	Land 83,430		Land	0	
	Impr 0		Impr	0	
Code Area Total	83,430	88,640	83,430	0	
Grand Total	83,430	88,640	83,430	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0914	0	<input checked="" type="checkbox"/>		ROS	Market	112	0.11 AC		83,430
Code Area Total							0.11 AC		83,430

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	

Exemptions / Special Assessments / Notations
Notations <ul style="list-style-type: none"> ■ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2007 ■ MULTI LOT-SINGLE LOT VALUE ADDED 2021

Comments

6/9/05 Road, sewer, water, are now available on the property. gb
 04/27/06 - Reviewed 01' adjudicated value. Land already at market from 05' valuation, KL.
 12/29/11 Land Reappraisal, tabled land.LM
 2/22/13 Changed to 1 homesite per CCRs.LM
 08/04/20 Due to a segregation, a portion of taxlot 2303 will be carried into new taxlot 2315. Brought to market and apportioned MAV.ef
 02/24/21 Combined TL 2315 into TL 2303. Brought to market and combined MAV.ef
 1/10/22 South half of lot now appears to be access for neighboring lots, reduced size adjustment to reflect usable space.BB

Exhibit 1

Horning Geosciences

808 26th Avenue, Seaside, OR 97138

Ph/FAX: (503)738-3738

Email: horning@pacifier.com



September 6, 2020

Tom Kearney
2374 NW Birkendene Street
Portland, OR 97229

Exhibit 2

RE: Conformance Letter for Geologic Hazard Report; a nine-lot development; Map 1S 10W 30CD, Tax Lots 2207, 2303, 2306, 2307, and 2308; (also known as Avalon Subdivision, Blocks 18 Lots 13, 14, 15, 16, 17, 18, and Lots 3 & 4; and Block 19, Lots 20, 21, and 22); Oceanside, Tillamook County, Oregon

Dear Tom:

I have reviewed your development plans for the above-referenced properties for conformity with recommendations in the geologic hazard report. Copies of the plan are provided in Figures 2 and 3, and a copy of the plans with present topography superimposed is provided in Figure 1. Improvements are described and color coded. Superimposing the topography allows comparison of finished post-development grades against pre-development landscapes so that cuts and fills may be estimated. Also provided in Figure 4 is a generalized concept diagram for a cement block and geotextile fabric retaining wall, plus a description of constructing access roads and driveways.

Present and finished final elevations are described in Figures 1 through 3. Requirements for compacting sand are made and are referenced to the geologic report. Infiltration trenches are identified. Placement of walls conforms to recommendations for position setback from or below an included foundation support surface.

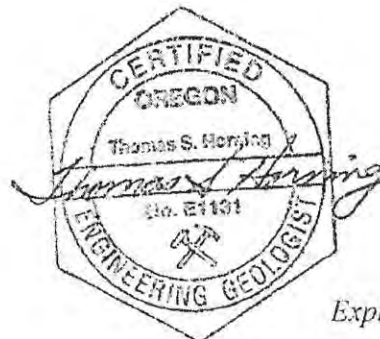
Infiltration trenches are adequately identified and located.

It is made clear that road beds should be compacted to the same standards as for beneath building foundations. The compacted sand should extend at least 2 ft beyond the edge of the road bed asphalt.

Based on the above discussion and review of the construction plans, it is my opinion that the plans conform to requirements of the geologic hazard report.

Please call or write if there are questions.

Thomas S. Horning, CEG
Horning Geosciences



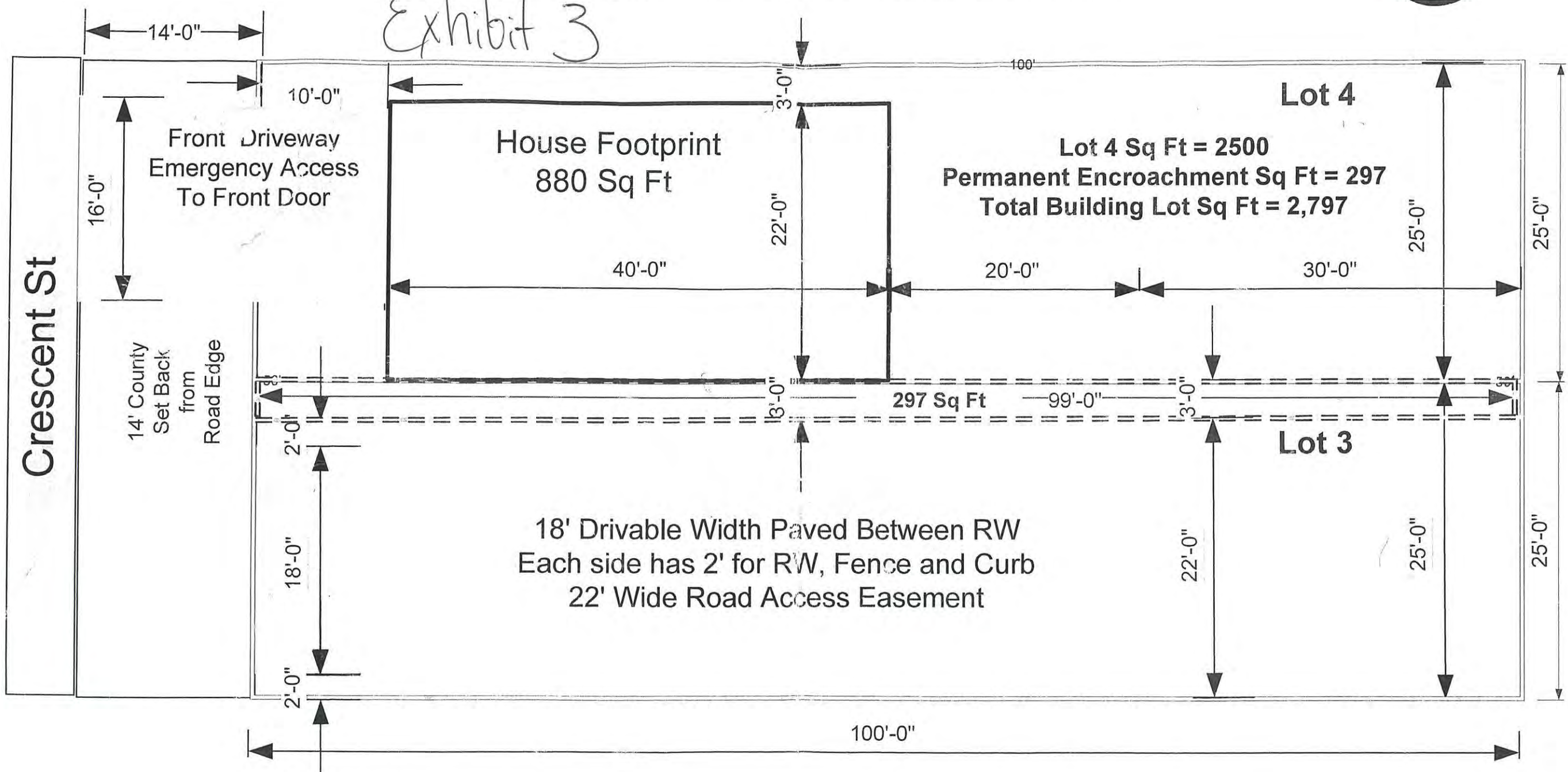
Expires: 7/1/21

Ocean Crest Rentals LLC Site Plan - East Crescent St Lot 4



20-1998-DW

Exhibit 3



Building Set Backs (building lot < 3,000)

- A) North side yard is 3'
- B) Sound side yard is 3'
- B) Front yard 10'
- C) Rear yard 50'

Permanent Encroachment (Red)
Lot 3 provides permanent encroachment
easement to Lot 4 (3' x 99' = 297 sq ft)

*PLANNING AND ZONING
PERMIT NO. 851-201998-DWL
DATE 4/30/21*

County Set Back is 25' from center line of Crescent St (25' on both sides),
Crescent St is 22' 4" wide. Means County Set Back is 14'

9-6-2020

Tillamook County



PUBLIC WORKS DEPARTMENT

503 Marolf Loop Road
Tillamook, Oregon 97141
Roads (503) 842-3419
Solid Waste (503) 815-3975
FAX (503) 842-6473
Email: pubwks@co.tillamook.or.us
TTY Oregon Relay Service

Land of Cheese, Trees and Ocean Breeze

September 28th, 2020

Tom Kearney
2374 NW Birkendene St.
Portland, OR 97229

RE: Road Approach Permit #6340
Crescent Street; Tillamook County Maintained Road #3216
T01S R10W Sec. 30CD, Tax Lot #2315

Dear Tom:

Tillamook County Engineering staff review of your Road Approach Permit Application and a field site evaluation is complete with the following conclusion.

This permit is issued to authorize the construction of one new road approach to access the tax lot as identified on the above noted Tillamook County Assessor's map, a copy of which is marked up and included as part of this permit. The road approach approved under this permit is a preliminary to any permanent construction or installation which will be required to be reviewed and appropriate land use and development permits issued by the Tillamook County Department of Community Development.

No portion of the right of way of Crescent Street is to be used for over night or weekend storage of materials, equipment or extended daytime staging. Any material staged is required to be processed onto the subject parcel in a timely manor subject to condition #2 below.

Due to the quality of the substrate road fabric will be required.

By this reference, your signed application and proposed road approach plan are incorporated into this permit.

Road Approach permit #6340 is **Approved** with the following conditions:

1. With the issuance of this Road Approach Permit it is the sole responsibility of the applicant to verify and comply with all local, state, and federal land use regulations and related permit requirements. The issuing of this Road Approach Permit in no way relieves the applicant from applicable land use laws or regulations that may pertain to the lands accessed by the construction of the herein approved road approach.
2. Blocking any road under Tillamook County Jurisdiction for more than 30 minutes is considered a road closure that must be authorized by the Public Works Department preceded by appropriate residential and emergency service notification. As the permit holder you are required to receive prior authorization from public works for any road closure.
3. A pre-construction site meeting is required to be scheduled between myself and the contractor to finalize driveway grade and alignment.

Exhibit 4

4. Road Approach construction materials and geometry are defined on the attached specification sheet and should be followed carefully. Storm water control as depicted on the submitted site plan is approved by the public works department for construction.
5. FINISHED grade of the approach from the existing edge of the County Road to the Right of Way line is to be -2%.
6. No concrete work or landscaping is allowed in the county right of way without prior approval.

IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO ARRANGE FOR ANY NECESSARY UTILITY LOCATES PRIOR TO EXCAVATION.

ATTENTION: 2007 Oregon Revised Statutes Chapter 757, requires you to follow rules adopted by the Oregon Utility Notification Center (OUNC). Those rules are set forth in Oregon Administration Rules Chapter 952, Division 1. You may obtain copies of the rules by calling 811 or logging on to the O.U.N.C. website at <http://www.digsafelyoregon.com/>

Before commercial use of the road approach, all improvements of the road approach shall be completed, except paving. [As stated in Ordinance #44 on page 6 & 7, Section V-E.]

Applicant or their contractor shall contact this office with a 48-hour advance notice for inspections as required prior to accessing the structure.

- A. Phase I inspection is for sub-grade prior to rock base and verification of the sight distance.
- B. Phase II inspection of completed rock base and approach grade.
- C. Final Completion of all requirements by 18 months from date of issue.

No structures, fencing, concrete, masonry, brickwork, landscaping, nor roadside hazards are permitted within the road right-of-way. All mailboxes must meet approved "break-a-way" standards for impact by vehicles.

If you have any questions, please feel free to contact or leave a message for Tillamook County Public Works at the above number between the hours of 8:00 a.m. and 4:30 p.m. Monday thru Thursday.

Sincerely,



Jasper J. Lind
Engineering Technician

Cc: Sarah Absher, Trish Bush, & Sheila Shoemaker, Department of Community Development, by email
James Aman, Matt Andrus, Jeanette Arnold, & Zachary Hudspeth, TPUD, by email
Chet Parker, CenturyLink, by email
Bryant Sheldon, Christopher Palmer, Charter, by email
Dan Mello, Netarts-Oceanside Sanitary District, by email
Cody Hobbs, Netarts Water District, by email

Exhibit 4

Application Permit No. 6340 Road No. 3216

ROAD APPROACH APPLICATION AND CONSTRUCTION PERMIT

NOTICE

Applicant must be the person, representative of the firm or corporation having the legal ownership of the property to apply for a Road Approach Permit. Such legal right is vested only in the owner of the property abutting the highway or the holder of an easement or similar right to construct and use an approach road upon the abutting property.

PROPOSED USE: **SINGLE FAMILY RESIDENCE** X **COMMERCIAL** _____

TOWNSHIP 15 RANGE 10 WEST, W.M. SECTION 30CD TAX LOT NO. 2315, lot 4

Ocean Crest Rentals, LLC / Thomas Kearney
(NAME OF APPLICANT/PROPERTY OWNER)

2374 NW Bickelene St, Portland OR 97229
(MAILING ADDRESS AND PHONE NUMBER)

tKearney2@hotmail.com " 503-475-1406
(EMAIL ADDRESS)

Crescent Street
(NAME OF STREET OR ROAD TO BE ACCESSED)

NO CONSTRUCTION SHALL BE ALLOWED ON THE APPROACH ROAD UNTIL THIS APPLICATION HAS BEEN ISSUED BY THE DEPARTMENT OF PUBLIC WORKS.

This application is made pursuant to O.R.S. Chapter 374 and Tillamook County Ordinance #44 (see Ordinance #44 for detailed information).

The **APPLICANT SHALL PROVIDE A MAP** accompanying this application showing the following information:

- _____ The road right-of-way lines;
- _____ The location of the traveled road in the road right-of-way;
- _____ All existing and proposed road approaches;
- _____ All existing and proposed structures;
- _____ The existing and proposed drainage ditching and culverts
- _____ The distance from the center of the road approach to the nearest property corner.

THE PROPOSED APPROACH ROAD LOCATION MUST BE STAKED AND FLAGGED ON THE SITE. A \$583.00 fee will be required at the time of application. **DOUBLE FEES SHALL BE ASSESSED FOR ANY APPLICATION RECEIVED AFTER CONSTRUCTION HAS ALREADY STARTED.** If additional trips are required because the site is not staked or flagged an additional fee of \$25.00 for each trip can be assessed.

PRIOR TO ISSUING THE PERMIT THE PUBLIC WORKS DEPARTMENT OF THE COUNTY WILL INSPECT THE SITE for proper drainage, traffic hazards and general acceptability.

check # 1005 Exhibit 4

THE APPROACH ROAD CONSTRUCTION SHALL COMMENCE BY THE APPLICANT AS DIRECTED BY THE COUNTY AND INSPECTED FOR COMPLETION IN THE FOLLOWING PHASES:

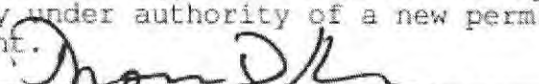
PHASE I: Clearing of the site, ditch excavation and subgrade of the approach. The applicant shall request an inspection for approval, prior to proceeding with Phase II construction.

PHASE II: Installing the culvert, placing all rock base. The applicant shall request an inspection for approval. PHASE II MUST BE COMPLETED PRIOR TO CONSTRUCTION ACCESS.


FINAL PHASE: Paving. After the paving, the applicant shall request a final inspection for approval.

In consideration of the applicant's agreement to comply in all respects with the regulation of Tillamook County, permission is hereby granted for construction described in the above application and in the instructions attached hereto and by this reference made a part hereof to same extent as if set forth in full. The applicant shall make all corrections as directed. Applicant agrees to save and hold harmless the County from any and all liability of whatever kind or nature arising or to arise by reason of issuance of this construction permit, the issuance thereof being for the sole benefit of applicant. Applicant is responsible to obtain all approvals or permits from other government agencies having jurisdiction affected by the proposed road approach construction site, i.e., wetlands; urban growth; riparian areas; access to county road within city.

The entire expense of maintaining said approach road shall be borne by applicant. If in the event of the reconstruction or widening of any highway, it becomes necessary to remove, alter or reconstruct the approach road constructed under authority of this permit, the cost of such removal or replacement to a like width and condition will be borne by the County. Any widening or other improvement of the approach road at the applicant's request shall be done only under authority of a new permit and at the expense of the applicant.

 9-23-20
APPLICANT (PROPERTY OWNER ONLY) DATE

FOR DEPARTMENT USE ONLY

APPLICATION APPROVED:  09/28/2020
PUBLIC WORKS DEPARTMENT DATE

PHASE II COMPLETION REQUIRED BY: _____ COMPLETED: _____

(Phase II must be completed prior to construction access)

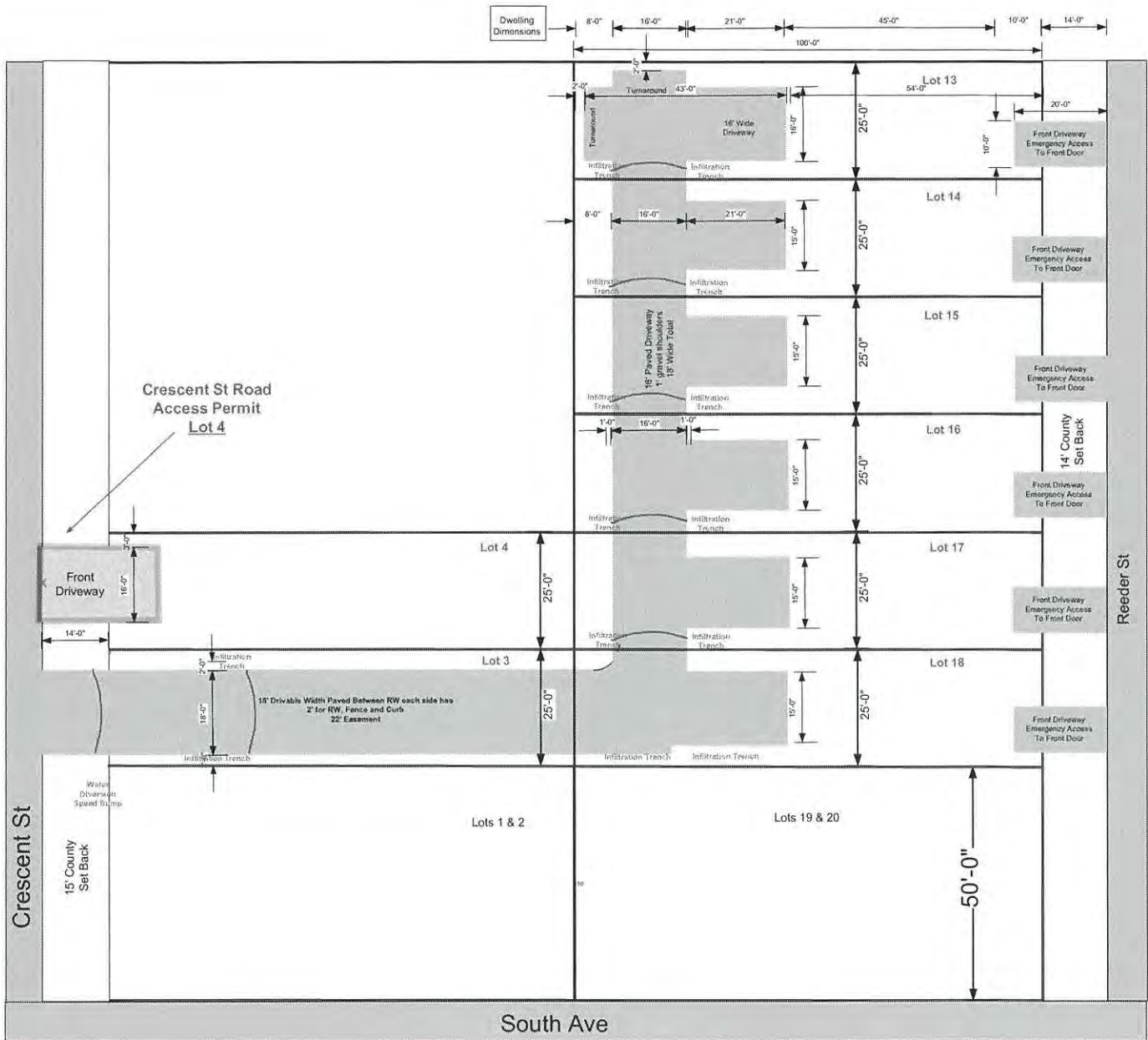
FINAL COMPLETION REQUIRED BY: _____

PERMIT NUMBER: _____

FINAL COMPLETION INSPECTED AND APPROVED: _____

Exhibit 4

Ocean Crest Rentals LLC Development Site Plan Crescent St East Road Access



Road / Driveway Storm Water Management

- Road water diverted to gravel shoulders using road/driveway crowns and angled speed bumps

West - East Driveway Width Calculations

Retaining Wall Batter	0.11	6' high wall with 8" foundation row (6.67' * 3/16" Batter per foot = 1.25)
Block Width	1.0	8" H x 18" W x 12" D
Fence + Post	<u>0.38</u>	Fence post set 4" from cap edge
Wall / Fence Width	1.5	
Easement Width	22	
Wall / Fence Width	<u>-3.0</u>	Double for both sides
Pavement Width	19	Easement less Wall / Fence Width. Pave after Fence Posts Set
Curb Width	1	Curb 6" each side, protects fence. Curb sits on pavement Curb funnels water down road to water diversion speed bump
Drivable Width	18	18' Between Curbs on Each Side

Exhibit 3

Exhibit 275 (cm)

RECORD OF SURVEY

FOR THOMAS D. KEARNEY
 LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 30,
 TOWNSHIP 1 SOUTH, RANGE 10 WEST, W.M.
 TILLAMOOK COUNTY, OREGON

SEPTEMBER 19, 2020

MONUMENT NOTES:

- (17) FOUND 3" BRASS CAP, DOWN 1.5', SET ON REWITNESS RECORD RW-0329. SEE NARRATIVE FOR HISTORY.
- (101) FOUND 2" IRON PIPE, DOWN 0.4', SET ON SURVEY B-0458. SEE NARRATIVE FOR HISTORY.
- (103) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 2.6', SET ON SURVEY B-2095, BEARS S89°51'00"W 0.07' FROM CALCULATED POSITION.
- (104) FOUND 1" SOLID BAR, DOWN 0.4', NOT OF RECORD, BEARS N89°51'00"E 1.22' FROM CALCULATED POSITION.
- (105) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.4', SET ON SURVEY B-2979, BEARS N00°09'00"E 0.05' FROM CALCULATED POSITION.
- (106) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.2', SET ON SURVEY B-2095, BEARS N37°02'51"W 0.14' FROM CALCULATED POSITION.
- (107) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.4', SET ON SURVEY B-2095, BEARS N00°09'00"E 0.10' FROM CALCULATED POSITION.
- (108) FOUND 5/8" IRON ROD WITH NO CAP, DOWN 0.5', MAY HAVE BEEN SET ON SURVEY B-1744, BEARS S25°04'56"E 0.84' FROM CALCULATED POSITION.
- (201) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "A. DUNCAN LS 793", DOWN 1.5', SET ON SURVEY A-7808, BEARS S00°09'00"E 0.09' FROM CALCULATED POSITION.
- (202) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.2', SET ON SURVEY B-3093, BEARS S00°09'00"E 0.05' FROM CALCULATED POSITION.
- (203) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.2', SET ON SURVEY B-3093 HELD POSITION.
- (204) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.4', SET ON SURVEY B-309, BEARS N89°51'00"E 0.07' FROM CALCULATED POSITION.
- (205) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.3', SET ON SURVEY B-3093, BEARS N89°51'00"E 0.06' FROM CALCULATED POSITION.
- (206) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", FLUSH, SET ON SURVEY B-3093, BEARS N51°54'39"E 0.07' FROM CALCULATED POSITION.
- (207) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "C. WAYNE COOK LS 1098", FLUSH, SET ON SURVEY A-8310, BEARS S20°20'27"E 0.16' FROM CALCULATED POSITION.
- (208) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "C. WAYNE COOK LS 1098", FLUSH, SET ON SURVEY A-8310, BEARS S20°20'27"E 0.14' FROM CALCULATED POSITION.
- (302) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "A. DUNCAN LS 793", TOP UP 0.1', SET ON SURVEY A-7808, BEARS N89°51'00"E 0.09' FROM CALCULATED POSITION.
- (303) FOUND 5/8" IRON ROD, NO CAP, TOP UP 0.4', SET ON SURVEY A-7808, BEARS S26°09'48"E 0.36' FROM CALCULATED POSITION.
- (304) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", TOP DOWN 0.3' IN EMPTY WATER METER BOX, SET ON SURVEY B-3093. HELD POSITION.
- (306) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "A. DUNCAN LS 793", TOP FLUSH, SET ON SURVEY A-7118, BEARS S76°24'39"W 0.23' FROM CALCULATED POSITION.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE RECORD VALUE OF SOUTH 89°51'00" WEST RECORDED ON THE PLAT OF "AVALON" BETWEEN FOUND MONUMENT 17 AND 101.

LEGEND:

- FOUND MONUMENT AS DESCRIBED IN MONUMENT NOTES, HELD POSITION.
- FOUND MONUMENT AS DESCRIBED IN MONUMENT NOTES.
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "SAF LAND SERVICES".
- XXX MONUMENT NUMBER:
- [] RECORD DATA FROM PLAT OF "AVALON".
- [] RECORD DATA FROM PLAT OF "AVALON" HELD.
- [] RECORD DATA FROM DOCUMENT 2012-02025, TILLAMOOK COUNTY CLERK'S RECORDS HELD.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RESOLVE AND MONUMENT THE BOUNDARIES OF LOTS 3 AND 4 AND LOTS 13 THRU 18, ALL OF BLOCK 18 OF THE PLAT OF "AVALON". THE PURPOSE IS ALSO TO RESOLVE AND MONUMENT THE EXTERIOR BOUNDARY OF LOTS 20 THRU 22 OF BLOCK 19 OF SAID PLAT. IN ADDITION, THE PURPOSE IS TO RESOLVE AND MONUMENT THE BOUNDARY OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 2012-02025, TILLAMOOK COUNTY CLERK'S RECORDS. THE PLAT OF "AVALON" WAS ORIGINALLY SURVEYED IN 1910.

THE PROPERTY DESCRIBED IN SAID DOCUMENT NO. 2012-02025 IS A PORTION OF THE RIGHT-OF-WAY OF REX STREET AS ORIGINALLY DEDICATED IN SAID PLAT OF "AVALON". THIS RIGHT-OF-WAY WAS VACATED BY TILLAMOOK COUNTY ORDINANCE 97-10, RECORDED JANUARY 22, 1997 IN BOOK 354, PAGE 28. SAID DEED RECORDS. PROPERTIES ADJOINING SAID RIGHT-OF-WAY WERE VESTED IN THE SAME OWNER AT THE TIME OF THE VACATION.

THE RECORD BEARING OF NORTH 89°51'00" EAST FOR THE SOUTH LINE OF SAID PLAT IS HELD AS THE BASIS OF BEARING PER THE PLAT OF "AVALON". THIS SOUTH LINE IS DETERMINED BY HOLDING A 3" BRASS CAP IN CONCRETE FOR THE SOUTHEAST CORNER AND BY HOLDING A POINT THAT BEARS NORTH 89°51'00" EAST, A DISTANCE OF 100.00 FEET FROM A 2" IRON PIPE FOR THE MOST SOUTHERLY, SOUTHWEST CORNER.

THE 3" BRASS CAP WAS SET IN 1974 AS SHOWN IN REWITNESS RECORD RW-0329 FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN. THIS MONUMENT WAS SET ON TOP OF A 2-1/2" IRON PIPE THAT WAS ORIGINALLY SHOWN AS THE INITIAL POINT AND THE SOUTHEAST CORNER OF SAID PLAT OF "AVALON".

THE 2" IRON PIPE WHICH BEARS SOUTH 89°51'00" WEST, A DISTANCE OF 100.00 FEET FROM THE MOST SOUTHERLY, SOUTHWEST CORNER WAS SET IN SURVEY NUMBER B-0458 IN 1983 FOR THE APPARENT SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 30.

THESE LOTS ARE CALCULATED BASED UPON RECORD DATA FROM SAID PLAT OF "AVALON". RECORD BEARINGS ARE HELD BASED UPON THE SAID SOUTH PLAT LINE. RECORD DISTANCES ARE HELD FROM THE SOUTHEAST CORNER OF SAID PLAT. RECORD DISTANCES ARE HELD PROCEEDING NORTHERLY FROM SAID SOUTH LINE. THIS IS ALSO THE BASIS FOR CALCULATING THE BOUNDARY OF SAID DOCUMENT NO. 2012-02025 WHICH IS DESCRIBED HOLDING BEARINGS AS SHOWN ON SAID PLAT OF "AVALON".

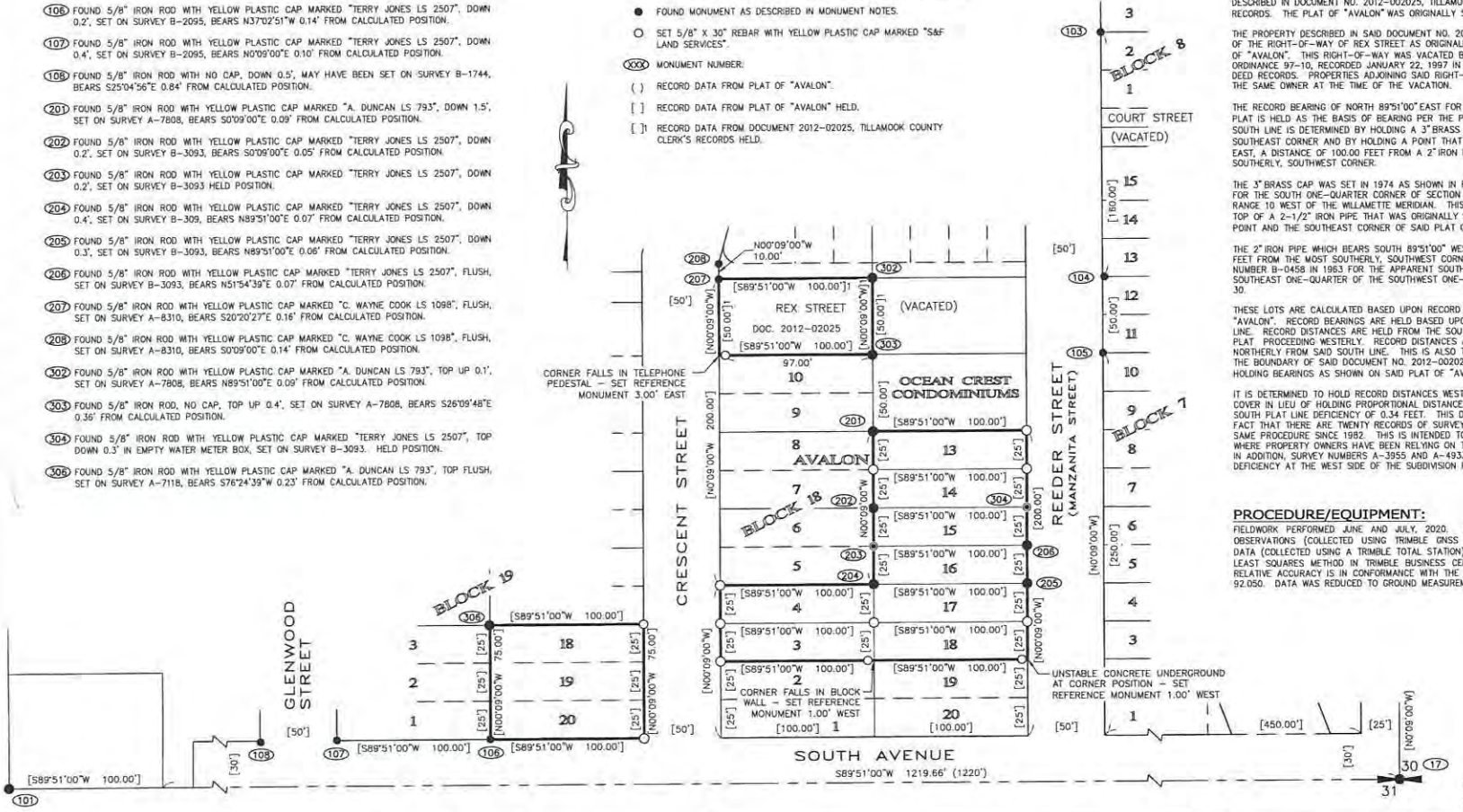
IT IS DETERMINED TO HOLD RECORD DISTANCES WESTERLY FROM SAID SOUTHEAST COVER IN LIEU OF HOLDING PROPORTIONAL DISTANCES TO ADJUST FOR THE SOUTH PLAT LINE DEFICIENCY OF 0.34 FEET. THIS DECISION IS BASED UPON THE FACT THAT THERE ARE TWENTY RECORDS OF SURVEY THAT HAVE UTILIZED THIS SAME PROCEDURE SINCE 1982. THIS IS INTENDED TO MAINTAIN CONSISTENCY WHERE PROPERTY OWNERS HAVE BEEN RELYING ON THE EXISTING MONUMENTS. IN ADDITION, SURVEY NUMBERS A-3955 AND A-4933 SHOW ADJUSTING FOR THIS DEFICIENCY AT THE WEST SIDE OF THE SUBDIVISION PLAT.

PROCEDURE/EQUIPMENT:

FIELDWORK PERFORMED JUNE AND JULY, 2020. REAL-TIME KINEMATIC (RTK) OBSERVATIONS (COLLECTED USING TRIMBLE GNSS RECEIVERS) AND TRAVERSE DATA (COLLECTED USING A TRIMBLE TOTAL STATION) WERE ADJUSTED USING THE LEAST SQUARES METHOD IN TRIMBLE BUSINESS CENTER (TBC); THE RESULTING RELATIVE ACCURACY IS IN CONFORMANCE WITH THE PRINCIPLES STATED IN O.R.S. 92.050. DATA WAS REDUCED TO GROUND MEASUREMENTS.

S&F LAND SERVICES MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ACQUESCENCE, ESTOPPEL, ADVERSE POSSESSION, ETC.

C:\2020-0236-01_Kearney_Development\Survey Drawings\20223601_BNDY-Rot-Rev_1_Recovered.dwg Plotted: Oct 02, 2020 - 11:52am By: Casey Cochran



S&F Land Services PORTLAND, VANCOUVER, BEND, SEASIDE <small>1728 N HOOPERVILLE DR. STE B, SEASIDE, OR 97138 (503) 738-3425</small>				SURVEY FOR: THOMAS D. KEARNEY LOTS 3, 4, & 13-18, BLOCK 18 LOTS 18-20, BLOCK 19 IN THE PLAT OF "AVALON" AND DOC. 2012-02025 SE1/4 SW1/4 SEC. 30, T1S, R10W, W.M. TILLAMOOK COUNTY, OREGON		REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JANUARY 20, 1989 GARY P. CHRISTENSEN 2377 RENEWS: DECEMBER 31, 2021	
<small>WWW.SFLANDS.COM</small> DATE: SEPT. 19, 2020 JOB NO.: 2020-G236-01 FIELD: SP/JLW DRAWN: CC CHECKED: GPC	<small>20223601_BNDY-Rot-Rev_1_Recovered.dwg</small>						



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

From: Michele Linbarger, Plans Examiner
Subject: Condition of Approval

Building (503)842-3407
Planning (503)842-3408
On-Site Sanitation (503)842-3409
FAX (503)842-1819
Toll Free 1 (800)488-8280

GHZ

April 20, 2021

PROJECT: New 3-story Single-Family dwelling
Address: 120 REEDER ST TILLAMOOK
Permit No: 851-20-001996-DWL
Occupancy: R3
Construction Type: VB

The plans for the above project have been reviewed for compliance to the code references below:
2017 Oregon Residential Specialty Code (ORSC)
2010 Oregon Manufactured Dwelling Installation Specialty Code (OMDISC)

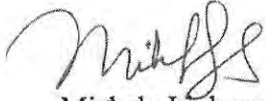
This **condition of approval** letter becomes part of the approved plans and should remain with the approved plans on site all times during construction. The permit applications for the project have been reviewed for compliance with the Oregon Specialty Codes as adopted statewide under ORS 455:

Conditions of approval:

1. Special inspection in accordance with EOR for shear components.
2. RFIs need to be submitted and approved prior to changes being made. Failure to do so could cause unnecessary delays.
3. The issuance or granting of a permit should not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other laws or ordinances of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.
4. The issuance of this permit is based on construction documents and other data and will not prevent the building official from requiring the correction of any errors in the construction documents and other data.
5. Approved plans are to be on site at the time of inspection.

Exhibit 8
6
(cm)

If there is any disagreement with the code interpretation provided by plans examiner, an appeal can be made to the building official. Appeals of the building official's decisions may be made pursuant to ORS 455.475



Michele Linbarger / Plan Reviewer | Inspector / MicheleL@NWCodePros.com



Sarah Absher, CFM, Director

Exhibit 4 to 



Tillamook County

1510 - B Third St
Tillamook, OR 97141
503-842-3408
Fax: 503-842-1819

Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

Permit Number: 851-20-001996-DWL

IVR Number: 851079085731

GHZ

Web Address: www.co.tillamook.or.us

Email Address: buildingpermits@co.tillamook.or.us

Permit Issued: April 26, 2022

Application Date: October 05, 2020

Project: ARABY BUILDING LLC

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$240,706.26

Description of Work: SINGLE FAMILY DWELLING

JOB SITE INFORMATION

Worksite Address	Parcel	Owner:	Address:
120 REEDER ST TILLAMOOK COUNTY, OR 97131	1S10 30CD 02314	ARABY BUILDING LLC	2017 NE WIEDLER ST PORTLAND, OR 97141

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
COASTAL HOMES LLC - Primary	CCB	225315	503-300-9193

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1110 Footing	1_2 Famdwell	Pending
1120 Foundation	1_2 Famdwell	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwell	Pending
1260 Framing	1_2 Famdwell	Pending
1430 Insulation Wall	1_2 Famdwell	Pending
1530 Exterior Shearwall	1_2 Famdwell	Pending
1999 Final Building	1_2 Famdwell	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 851079085731

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Exhibit 2
Cm

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES		
Fee Description	Quantity	Fee Amount
Address Fee	1	\$33.00
GHZ/Dune HZD/Flood HZD	1	\$147.00
Structural building permit fee		\$238.96
Structural plan review fee		\$839.57
Structural building permit fee		\$1,052.69
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$155.00
	Total Fees:	\$2,466.22

Note: This may not include all the fees required for this project.

Exhibit 8
10
Caw

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
 BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
 Tillamook Oregon 97141
 503-842-3408

Land of Cheese, Trees and Ocean Breeze

Building (503) 842-3407
 Planning (503) 842-3408
 On-Site Sanitation (503) 842-3409
 FAX (503) 842-1819
 Toll Free 1 (800) 488-8280

APR 14 2022
 CHZ

CONSOLIDATED BUILDING/ZONING PERMIT APPLICATION	Permit #: 85120-001996-DWL	
	Received By: <i>[Signature]</i>	Date: 4/14/22

JOB INFORMATION	
Applicant/Contractor <input type="checkbox"/> (Check Box if Same as Property Owner)	Property Owner
Applicant/Contractor: <i>Coastal Homes LLC</i>	Owner: <i>Araby Holding Company LLC</i>
Address: <i>Po Box 3334 Bay City OR 97107</i>	Address: <i>2017 NE Wiedler St. Portland, OR 97232</i>
Phone #: <i>503-300-9193</i>	Phone #: <i>407-697-7294</i>
Applicant/Contractor Email: <i>tyler.brogden3@gmail</i>	Owner Email: <i>Pharoahiman@gmail</i>

CONTRACTOR / INSTALLER	E-Mail <i>tyler.brogden3@gmail</i>
Building Contractor <i>Coastal Homes LLC</i>	CCB No. <i>225315</i> Phone <i>503-300-9193</i>
Mobile Home Installer	MDI. No. Phone

Site Address: *120 Reeder St. Tillamook OR 97141*

Map Number: Township *15* Range *10* Section *3000* Tax Lot(s) *2314*

(Please supply all the information requested – missing information will delay review/approval process)

CATEGORY OF CONSTRUCTION

Single Family Dwelling Multi-Family
 Accessory Structure Manufactured
 Commercial / Industrial Public

TYPE OF WORK (each type requires a separate permit)

New / Replacement Addition (adding sq. ft.)
 Accessory Structure (garage, carport, shed, etc.)
 Alteration (no change to sq. ft.)
 Demolition
 Other (deck, pool, retaining wall, solar, driveway, etc.)

DESCRIPTION OF THE STRUCTURE

45x19 Dimensions
34' Height
3 Stories
1 # of Dwelling Units
3 BdRms *3* Bathrooms
1626 Living Area (sq. ft.)
96 Deck (sq. ft.)
- Covered Patio (sq. ft.)
813 Garage / Utility / Storage

PROJECT DESCRIPTION:
New Home

PROPOSED ZONING

10' Front Yard
45' Rear Yard
3' Right Side
3' Left Side
0 River / Estuary / Creek
0 Slope (%)

ROAD ACCESS

State Highway City Street
 County Road/Public Way
 Private Road

WATER SUPPLY

Public District *Netarts Water*
 Private {Creek / Spring / Well} (circle one)

MOBILE HOME/RECREATION VEHICLE

License No. or ID No.
 Make/Model
 Year

WASTE DISPOSAL

Sewer District *Netarts/Ocean Side*
 Septic Tank / Drain Field

WIND EXPOSURE: B C D (circle one)

VALUATION \$ *399,000*

Exhibit 8
[Signature]

Separate State of Oregon permits are required for electrical, plumbing, and mechanical work. **The Property Owner is responsible** for seeing that these additional permits are obtained prior to work being done.

This application, if approved, includes only the work described above and/or plans and specifications bearing the same permit number. The applicant agrees to comply with all applicable codes and ordinances governing planning, sanitation and construction and agrees to meet any, and, all of the conditions listed below.

The granting of this permit does not presume to give authority to violate or cancel the provisions of any Federal, State or Local law regulating construction or the performance of construction.

THIS PERMIT APPLICATION DOES NOT ASSURE PERMIT APPROVAL. Such approval can be given only after staff review determines compliance with all applicable legal requirements.

This application, if approved, becomes null and void if placement of mobile home or recreation vehicle is not completed within six (6) months from the date of approval.

I further understand that it is my responsibility as permit applicant to request and receive all required inspections pertaining to this permit, if approved, as outlined in Oregon Administrative Rule (OAR) chapter 918. I further understand that permits issued by an inspection jurisdiction under provisions of these rules shall expire and become null & void if the work authorized by the permit is: (A) not started within 180 days from the date of the issuance; or (B) suspended for a period of 180 days after the work is started.

In order to avoid a permit expiration, or additional fees, one of following is required: (A) Request an inspection showing construction progress at intervals of not to exceed 180 days, or (B) Request in writing, an extension within 180 days of issuance of previous inspection. The written request must show justifiable cause and will be granted depending on circumstances. If the permit expires prior to completion and requires further inspections, I understand I will be required to purchase a new permit and begin process again.

Prior to construction or placement, it is advisable that you check your deed for other restrictions that may apply.

I, the applicant, verify that I have read and understand the above information. I further certify that the information that I have provided is complete and accurate and may be relied upon by the Department of Community Development in the processing of my application. I understand that fees are not refundable. I accept responsibility for any inaccuracies in the information that I have provided and for the consequences thereof.

LEGALLY AUTHORIZED REPRESENTATIVE'S SIGNATURE [Signature] DATE 4-12-2022

****All or a portion of this property may be located within an identified wetland. If the site is a jurisdictional wetland you must obtain any necessary State or Federal permits before beginning your project.

***** FOR OFFICE USE ONLY *****

SANITATION N/A
PUBLIC WORKS #6337
HOUSE NO. 20 Reeder St 3/5/21 SS
ZONING RS1-20-000427-PLWC
PLANS EXAM Michelle Linberger 4/12/22
BUILDING OFFICIAL [Signature]
Director April 18, 2022

Building Fee _____
Plan Check Fee _____
12% Surcharge _____
Planning Review Fee _____
A-level Plan Review _____
Fire & Life Safety _____
House Number (\$33.00) _____
State M.D. Fee (\$30.00) _____
B&D/GHZ/Flood Fee _____
Water Letter Fee _____
Special Inspection(s) _____
Copies _____
Zoning Review Fee: _____

TOTAL DUE: _____

Exhibit 4 [Signature]



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

From: Michele Linbarger, Plans Examiner
Subject: Condition of Approval

Building (503)842-3407
Planning (503)842-3408
On-Site Sanitation (503)842-3409
FAX (503)842-1819
Toll Free 1 (800)488-8280

March 16, 2021

GHZ

PROJECT: New 3-story single-family dwelling
Address: 130 REEDER ST TILLAMOOK
Permit No: 851-20-001990-DWL
Occupancy: R3
Construction Type: VB

The plans for the above project have been reviewed for compliance to the code references below:
2017 Oregon Residential Specialty Code (ORSC)
2010 Oregon Manufactured Dwelling Installation Specialty Code (OMDISC)

This **condition of approval** letter becomes part of the approved plans and should remain with the approved plans on site all times during construction. The permit applications for the project have been reviewed for compliance with the Oregon Specialty Codes as adopted statewide under ORS 455:

Conditions of approval:

1. RFIs need to be submitted and approved prior to changes being made. Failure to do so could cause unnecessary delays.
2. The issuance or granting of a permit should not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other laws or ordinances of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.
3. The issuance of this permit is based on construction documents and other data and will not prevent the building official from requiring the correction of any errors in the construction documents and other data.
4. Approved plans are to be on site at the time of inspection.

Exhibit 7



Tillamook County

1510 - B Third St
Tillamook, OR 97141
503-842-3408
Fax: 503-842-1819

Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

Permit Number: 851-20-001990-DWL

IVR Number: 851052187217

Web Address: www.co.tillamook.or.us

Email Address: buildingpermits@co.tillamook.or.us

Permit Issued: April 01, 2022
Project: KNOWLTON

Application Date: October 05, 2020

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$240,706.26

Description of Work: SINGLE FAMILY DWELLING

EXTENSION FOR PERMIT APPLICATION APPROVED PER BUILDING OFFICAL 07/09/2021 EXPIRES 12/09/2021

JOB SITE INFORMATION

Worksite Address

130 REEDER ST
TILLAMOOK COUNTY, OR 97131

Parcel

1S10 30CD 02313

Owner:

KNOWLTON, BRUCE

Address:

PO BOX 865
TILLAMOOK, OR 97141

LICENSED PROFESSIONAL INFORMATION

Business Name

COASTAL HOMES LLC - Primary

License

CCB

License Number

225315

Phone

503-300-9193

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1110 Footing	1_2 Famdwel	Pending
1120 Foundation	1_2 Famdwel	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwel	Pending
1260 Framing	1_2 Famdwel	Pending
1430 Insulation Wall	1_2 Famdwel	Pending
1530 Exterior Shearwall	1_2 Famdwel	Pending
1999 Final Building	1_2 Famdwel	Pending
1829 Special Inspection Report Required	1_2 Famdwel	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Exhibit 107

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 851052187217
 Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES

Fee Description	Quantity	Fee Amount
Address Fee	1	\$33.00
GHZ/Dune HZD/Flood HZD	1	\$147.00
Structural building permit fee		\$990.89
Structural building permit fee		\$61.80
Structural building permit fee		\$238.96
Structural plan review fee		\$839.57
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$155.00
	Total Fees:	\$2,466.22

Note: This may not include all the fees required for this project.

VALUATION INFORMATION

Construction Type	Occupancy Type	Unit Amount	Unit	Unit Cost	Job Value
VB	R-3 1 & 2 family	1,626.00	Sq Ft	\$122.46	\$199,119.96
VB	U Utility, misc.	813.00	Sq Ft	\$48.30	\$39,267.90
VB	U Utility, misc. - half rate	96.00	Sq Ft	\$24.15	\$2,318.40
			Total Job Value:		\$240,706.26

Exhibit 67



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

From: Michele Linbarger, Plans Examiner
Subject: Condition of Approval

Building (503)842-3407
Planning (503)842-3408
On-Site Sanitation (503)842-3409
FAX (503)842-1819
Toll Free 1 (800)488-8280

March 16, 2021

PROJECT: New 3-story single-family dwelling

Address: 132 REEDER ST TILLAMOOK
Permit No: 851-20-001992-DWL
Occupancy: R3
Construction Type: VB

The plans for the above project have been reviewed for compliance to the code references below:
2017 Oregon Residential Specialty Code (ORSC)
2010 Oregon Manufactured Dwelling Installation Specialty Code (OMDISC)

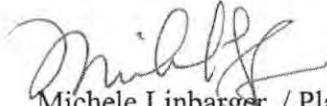
This **condition of approval** letter becomes part of the approved plans and should remain with the approved plans on site all times during construction. The permit applications for the project have been reviewed for compliance with the Oregon Specialty Codes as adopted statewide under ORS 455:

Conditions of approval:

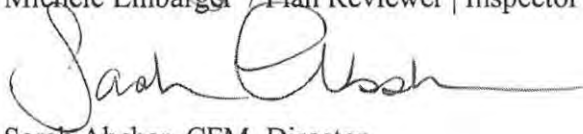
1. RFIs need to be submitted and approved prior to changes being made. Failure to do so could cause unnecessary delays.
2. The issuance or granting of a permit should not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other laws or ordinances of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.
3. The issuance of this permit is based on construction documents and other data and will not prevent the building official from requiring the correction of any errors in the construction documents and other data.
4. Approved plans are to be on site at the time of inspection.

Exhibit #8

If there is any disagreement with the code interpretation provided by plans examiner, an appeal can be made to the building official. Appeals of the building official's decisions may be made pursuant to ORS 455.475



Michele Linbarger / Plan Reviewer | Inspector / MicheleL@NWCodePros.com



Sarah Absher, CFM, Director

Exhibit 78



Tillamook County

1510 - B Third St
Tillamook, OR 97141
503-842-3408
Fax: 503-842-1819

Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

Permit Number: 851-20-001992-DWL

IVR Number: 851097938760

Web Address: www.co.tillamook.or.us

Email Address: buildingpermits@co.tillamook.or.us

Permit Issued: April 01, 2022
Project: COASTAL HOMES LLC

Application Date: October 05, 2020

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$240,706.26

Description of Work: SINGLE FAMILY DWELLING

EXTENSION FOR PERMIT APPLICATION APPROVED PER BUILDING OFFICAL 07/09/2021 EXPIRES 12/09/2021

JOB SITE INFORMATION

Worksite Address

132 REEDER ST
TILLAMOOK COUNTY, OR 97131

Parcel

1S10 30CD 02307

Owner:

COASTAL HOMES LLC

Address:

PO BOX 3334
BAY CITY, OR 97107

LICENSED PROFESSIONAL INFORMATION

Business Name

COASTAL HOMES LLC - Primary

License

CCB

License Number

225315

Phone

503-300-9193

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1110 Footing	1_2 Famdwell	Pending
1120 Foundation	1_2 Famdwell	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwell	Pending
1260 Framing	1_2 Famdwell	Pending
1430 Insulation Wall	1_2 Famdwell	Pending
1530 Exterior Shearwall	1_2 Famdwell	Pending
1999 Final Building	1_2 Famdwell	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 851097938760

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Exhibit #8

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES

Fee Description	Quantity	Fee Amount
Address Fee	1	\$33.00
GHZ/Dune HZD/Flood HZD	1	\$147.00
Structural building permit fee		\$990.89
Structural building permit fee		\$61.80
Structural building permit fee		\$238.96
Structural plan review fee		\$839.57
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$155.00
	Total Fees:	\$2,466.22

Note: This may not include all the fees required for this project.

VALUATION INFORMATION

Construction Type	Occupancy Type	Unit Amount	Unit	Unit Cost	Job Value
VB	R-3 1 & 2 family	1,626.00	Sq Ft	\$122.46	\$199,119.96
VB	U Utility, misc.	813.00	Sq Ft	\$48.30	\$39,267.90
VB	U Utility, misc. - half rate	96.00	Sq Ft	\$24.15	\$2,318.40
			Total Job Value:		\$240,706.26

Exhibit 88

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
 BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
 Tillamook Oregon 97141
 503-842-3408

Land of Cheese, Trees and Ocean Breeze

Building (503) 842-3407
 Planning (503) 842-3408
 On-Site Sanitation (503) 842-3409
 FAX (503) 842-1819
 Toll Free 1 (800) 488-8280

CONSOLIDATED BUILDING/ZONING PERMIT APPLICATION	Permit #: <u>851-20-001992-DWL</u>	
	Received By:	Date:

JOB INFORMATION	
Applicant/Contractor <input type="checkbox"/> (Check Box if Same as Property Owner)	Property Owner
Applicant/Contractor: <u>Coastal Homes LLC</u>	Owner: <u>Coastal Homes LLC</u>
Address: <u>Rt. Box 3334</u> <u>Bay city OR 97107</u>	Address: <u>P.O. Box 3334</u> <u>Bay city, OR 97107</u>
Phone #: <u>503-300-9193</u>	Phone #: <u>503-300-9193</u>
Applicant/Contractor Email: <u>tyler.bracken3@gmail</u>	Owner Email:

CONTRACTOR / INSTALLER	E-Mail
Building Contractor <u>Coastal Homes LLC</u>	CCB No. <u>225315</u> Phone <u>503-300-9193</u>
Mobile Home Installer	MDI. No. Phone

Site Address: 132 Reeder St. Tillamook OR 97141
 Map Number: Township 15 Range 10 Section 30CD Tax Lot(s) 2307
 (Please supply all the information requested – missing information will delay review/approval process)

CATEGORY OF CONSTRUCTION

Single Family Dwelling Multi-Family
 Accessory Structure Manufactured
 Commercial / Industrial Public

TYPE OF WORK (each type requires a separate permit)

New / Replacement Addition (adding sq. ft.)
 Accessory Structure (garage, carport, shed, etc.)
 Alteration (no change to sq. ft.)
 Demolition
 Other (deck, pool, retaining wall, solar, driveway, etc.)

DESCRIPTION OF THE STRUCTURE

45x19 Dimensions
34.4 Height
3 Stories
1 # of Dwelling Units
3 BdRms 3 Bathrooms
1626 Living Area (sq. ft.)
96 Deck (sq. ft.)
— Covered Patio (sq. ft.)
813 Garage / Utility / Storage

PROJECT DESCRIPTION:
New Home

PROPOSED ZONING

10' Front Yard
45' Rear Yard
3' Right Side
3' Left Side
NA River / Estuary / Creek
0 Slope (%)

ROAD ACCESS

State Highway City Street
 County Road/Public Way
 Private Road

MOBILE HOME/RECREATION VEHICLE

License No. or ID No.
 Make/Model
 Year

WATER SUPPLY

Public District Netarts/Oceanside
 Private {Creek / Spring / Well } (circle one)

WASTE DISPOSAL

Sewer District Netarts/Oceanside
 Septic Tank / Drain Field

WIND EXPOSURE: B C D (circle one)

VALUATION \$ 385,000

Exhibit 28

Separate State of Oregon permits are required for electrical, plumbing, and mechanical work. **The Property Owner is responsible** for seeing that these additional permits are obtained prior to work being done.

This application, if approved, includes only the work described above and/or plans and specifications bearing the same permit number. The applicant agrees to comply with all applicable codes and ordinances governing planning, sanitation and construction and agrees to meet any, and, all of the conditions listed below.

The granting of this permit does not presume to give authority to violate or cancel the provisions of any Federal, State or Local law regulating construction or the performance of construction.

THIS PERMIT APPLICATION DOES NOT ASSURE PERMIT APPROVAL. Such approval can be given only after staff review determines compliance with all applicable legal requirements.

This application, if approved, becomes null and void if placement of mobile home or recreation vehicle is not completed within six (6) months from the date of approval.

I further understand that it is my responsibility as permit applicant to request and receive all required inspections pertaining to this permit, if approved, as outlined in Oregon Administrative Rule (OAR) chapter 918. I further understand that permits issued by an inspection jurisdiction under provisions of these rules shall expire and become null & void if the work authorized by the permit is: (A) not started within 180 days from the date of the issuance; or (B) suspended for a period of 180 days after the work is started.

In order to avoid a permit expiration, or additional fees, one of following is required: (A) Request an inspection showing construction progress at intervals of not to exceed 180 days, or (B) Request in writing, an extension within 180 days of issuance of previous inspection. The written request must show justifiable cause and will be granted depending on circumstances. If the permit expires prior to completion and requires further inspections, I understand I will be required to purchase a new permit and begin process again.

Prior to construction or placement, it is advisable that you check your deed for other restrictions that may apply.

I, the applicant, verify that I have read and understand the above information. I further certify that the information that I have provided is complete and accurate and may be relied upon by the Department of Community Development in the processing of my application. I understand that fees are not refundable. I accept responsibility for any inaccuracies in the information that I have provided and for the consequences thereof.

LEGALLY AUTHORIZED REPRESENTATIVE'S SIGNATURE [Signature] DATE 3-22-2022
****All or a portion of this property may be located within an identified wetland. If the site is a jurisdictional wetland you must obtain any necessary State or Federal permits before beginning your project.

***** FOR OFFICE USE ONLY *****

SANITATION N/A
PUBLIC WORKS N/A
HOUSE NO. 132 Reeder St
ZONING Sarah Absher
PLANS EXAM Mdelle Linberg 3/16/21
BUILDING OFFICIAL Sarah Absher
Director, March 31, 2020

Building Fee 1,291.65
Plan Check Fee 839.57
12% Surcharge 155.00
Planning Review Fee _____
A-level Plan Review _____
Fire & Life Safety _____
House Number (\$33.00) 33.00
State M.D. Fee (\$30.00) _____
B&D/GHZ/Flood Fee 147.00
Water Letter Fee _____
Special Inspection(s) _____
Copies _____
Zoning Review Fee: _____
TOTAL DUE: 2466.22

Exhibit A8



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

ZONING PERMIT APPLICATION

OFFICE USE ONLY	
Date Stamp	RECEIVED OCT 31 2020
BY:
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	MJ
Receipt #:	
Fees:	246.00
Permit No:	851-20-000424-PLNG

Applicant (Check Box if Same as Property Owner)

Name: Ocean Crest Rentals, LLC Phone: 503-475-1406
 Address: 170 Reeder St
 City: Oceanside State: OR Zip: 97134
 Email: oceancrestrentalsllc@oceansideoregonhome.com

Property Owner

Name: Thomas Kearney Phone: 503-296-9883
 Address: 2374 NW Birkendene St
 City: Portland State: OR Zip: 97229
 Email: tkearney2@hotmail.com

Location:

Site Address: # TBD Reeder St, Oceanside OR 97134

Map Number:	1S	10	30CD - Lot 15	2307
	Township	Range	Section	Tax Lot(s)

Applicant/Property Owner Proposal: Build a single family dwelling

Size of Structure

Dimensions: 45' x 19' Height: 34.4'
 # of Dwelling Units: one Living Area Sq. Ft: 1250
 Deck/Porch Sq. Ft: 84 Garage/Utility/Storage Sq. Ft: 600
 Lot Coverage: 34%

Some zones have a lot coverage requirement

Setbacks

Front Yard: 10' Rear Yard: 45'
 Right Side: 3' Left Side: 3'
 River/Estuary/Creek: Adjacent Resource Zone:
 Slope: Varies Other:

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. If approved, this application is valid for one (1) year from the date of approval. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Thomas D Kearney
 Legally Authorized Signature

9-29-20
 Date

Exhibit #8

SFD
1510 3000 2307
1015

Proposed Land Use

Zoning: ROS	Overlays: na
Size (Acres): .06	Parking Spaces: 2
Lot Coverage: yes, 50% - 34%	Small Lot: <input checked="" type="checkbox"/> Section 4.100 <input type="checkbox"/> Section 4.110
GHZ: yes	Flood Zone: 41057C0555F zone x
Other:	

		(R) - Required	(A) - Allowed	(P) - Proposed
Setbacks:	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Corner	<input type="checkbox"/> Through	<input type="checkbox"/> Irregular
Front Yard	(R): 10 (P): 10	Rear Yard (R): 20 (P): 45	Left Side (R): 3 Yard (P): 3	Right Side (R): 3 Yard (P): 3
Riparian Setback (R):	na		Riparian Setback (P): na	
OSL Setback	na		Building Height (A): 35	(P): 34.4
<small>Per section 3.085: OSL setback may vary</small>		<small>Neskowin zoning measures height differently</small>		

Access:	<input checked="" type="checkbox"/> Public/Private: permit # 6337
Water Supply:	<input checked="" type="checkbox"/> Public/Private: Netarts 5/14/2020 <input type="checkbox"/> Well <input type="checkbox"/> Creek/Spring
Wastewater Disposal:	<input checked="" type="checkbox"/> Sewer: netarts/oceanside 5/18/2020 <input type="checkbox"/> Approved On-Site Disposal

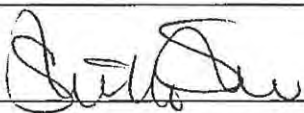
Land Use Approvals:

GHR 851-20-000431-PLNG

living space and storage SQFT as approved by Building official Brogden 5/1/20 email.

Conditions of Approval

Shall comply with all state, local and federal permits. Construction shall adhere to the development standards of the ROS zone, TCLUO Section 3.310. Shall site structure as shown on approved site plan and maintain approved setbacks. Structure shall not exceed 35 feet in height as measured from existing pre-construction grade. shall not convert deck or garage into living space without land use approval.

Approved By:  Date: 4/28/21 Expiration Date: 4/28/23

Fee Schedule

Residential		Manufactured Dwelling/RV Placement		Commercial	
Regular	\$246.00	MD Planning Review (not included if placement is in park or city)	\$311.00	New commercial, apartments & multi-family dwellings	\$409.00
Additions/Accessory Structures	\$99.00	RV Review	\$205.00	Additions/Accessory Structures	\$409.00
Interior Remodel (no increase to footprint or height)	\$42.00			Interior Remodel (no increase in footprint or height)	\$100.00

Exhibit 78



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

From: Michele Linbarger, Plans Examiner
Subject: Condition of Approval

Building (503)842-3407
Planning (503)842-3408
On-Site Sanitation (503)842-3409
FAX (503)842-1819
Toll Free 1 (800)488-8280

March 16, 2021

GHZ

PROJECT: New 3-story single-family dwelling
Address: 140 REEDER ST TILLAMOOK
Permit No: 851-20-001997-DWL
Occupancy: R3
Construction Type: VB

The plans for the above project have been reviewed for compliance to the code references below:
2017 Oregon Residential Specialty Code (ORSC)
2010 Oregon Manufactured Dwelling Installation Specialty Code (OMDISC)

This **condition of approval** letter becomes part of the approved plans and should remain with the approved plans on site all times during construction. The permit applications for the project have been reviewed for compliance with the Oregon Specialty Codes as adopted statewide under ORS 455:

Conditions of approval:

1. RFIs need to be submitted and approved prior to changes being made. Failure to do so could cause unnecessary delays.
2. The issuance or granting of a permit should not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other laws or ordinances of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.
3. The issuance of this permit is based on construction documents and other data and will not prevent the building official from requiring the correction of any errors in the construction documents and other data.
4. Approved plans are to be on site at the time of inspection.

Exhibit 89



Tillamook County
 1510 - B Third St
 Tillamook, OR 97141
 503-842-3408
 Fax: 503-842-1819

Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

Permit Number: 851-20-001997-DWL

IVR Number: 851078239108

Web Address: www.co.tillamook.or.us

Email Address: buildingpermits@co.tillamook.or.us

Permit Issued: October 05, 2022

Application Date: October 05, 2020

Project: ALTA HOLDINGS LLC

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$240,706.26

Description of Work: SFD

JOB SITE INFORMATION

Worksite Address	Parcel	Owner:	ALTA HOLDINGS LLC
140 REEDER ST	1S10 30CD 02312	Address:	2110 9TH ST STE B
TILLAMOOK COUNTY OR 97143			TILLAMOOK, OR 97141

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
COASTAL HOMES LLC - Primary	CCB	225315	503-300-9193

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1110 Footing	1_2 Famdwell	Pending
1120 Foundation	1_2 Famdwell	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwell	Pending
1260 Framing	1_2 Famdwell	Pending
1430 Insulation Wall	1_2 Famdwell	Pending
1530 Exterior Shearwall	1_2 Famdwell	Pending
1999 Final Building	1_2 Famdwell	Pending
1829 Special Inspection Report Required	1_2 Famdwell	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Exhibit 89

Schedule or track inspections at www.buildingpermits.oregon.gov
Call or text the word "schedule" to 1-888-299-2821 use IVR number: 851078239108
Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES		
Fee Description	Quantity	Fee Amount
Address Fee	1	\$33.00
GHZ/Dune HZD/Flood HZD	1	\$147.00
Structural building permit fee		\$1,052.69
Structural building permit fee		\$238.96
Structural plan review fee		\$839.57
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$155.00
Zoning Permit- Res Interior remodel (no increase to footprint or height)	1	\$42.00
Total Fees:		\$2,508.22

Note: This may not include all the fees required for this project.

Exhibit 89

SFD
151030002312

Proposed Land Use

Zoning: ROS	Overlays: na
Size (Acres): .06	Parking Spaces: 2
Lot Coverage: yes, 50% - 34%	Small Lot: <input checked="" type="checkbox"/> Section 4.100 <input type="checkbox"/> Section 4.110
GHZ: yes	Flood Zone: 41057C0555F zone x
Other:	

	(R) – Required	(A) – Allowed	(P) - Proposed
Setbacks:	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Corner	<input type="checkbox"/> Through <input type="checkbox"/> Irregular
Front Yard	(R): 10 (P): 10	Rear Yard (R): 20 (P): 45	Left Side (R): 3 Yard (P): 3
			Right Side (R): 3 Yard (P): 3
Riparian Setback (R): na			Riparian Setback (P): na
OSL Setback na			Building Height (A): 35 (P): 34.8
<small>Per section 3.085: OSL setback may vary</small>			<small>Neskowin zoning measures height differently</small>

Access:	<input checked="" type="checkbox"/> Public/Private: permit # 6337
Water Supply:	<input checked="" type="checkbox"/> Public/Private: Netarts 5/14/2020 <input type="checkbox"/> Well <input type="checkbox"/> Creek/Spring
Wastewater Disposal:	<input checked="" type="checkbox"/> Sewer: netarts/oceanside 5/18/2020 <input type="checkbox"/> Approved On-Site Disposal

Land Use Approvals:

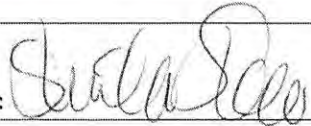
GHR 851-20-000431-PLNG

Living space and storage square footage as approved by Building Official Brogden 5/1/2020

Email

Conditions of Approval

Shall comply with all state, local and federal permits. Construction shall adhere to the development standards of the ROS zone, TCLUO Section 3.310. Shall site structure as shown on approved site plan and maintain approved setbacks. Structure shall not exceed 35 feet in height as measured from existing pre-construction grade. shall not convert deck or garage into living space without land use approval.

Approved By:  Date: 4/30/21 Expiration Date: 4/30/23

Fee Schedule

Residential		Manufactured Dwelling/RV Placement		Commercial	
Regular	\$246.00	MD Planning Review (not included if placement is in park or city)	\$311.00	New commercial, apartments & multi-family dwellings	\$409.00
Additions/Accessory Structures	\$99.00	RV Review	\$205.00	Additions/Accessory Structures	\$409.00
Interior Remodel (no increase to footprint or height)	\$42.00			Interior Remodel (no increase in footprint or height)	\$100.00

Exhibit 89

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
 BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

Land of Cheese, Trees and Ocean Breeze

1510-B Third Street
 Tillamook Oregon 97141
 503-842-3408

Building (503) 842-3407
 Planning (503) 842-3408
 On-Site Sanitation (503) 842-3409
 FAX (503) 842-1819
 Toll Free 1 (800) 488-8280

GHZ

CONSOLIDATED BUILDING/ZONING PERMIT APPLICATION		Permit #: 851-20-001997-DWL	
		Received By: JS	Date: 18-03-22
JOB INFORMATION			
Applicant/Contractor <input type="checkbox"/> (Check Box if Same as Property Owner)		Property Owner	
Applicant/Contractor: Coastal Homes LLC		Owner: ALTA Holdings LLC	
Address: Po. Box 3334 Bay City OR 97107		Address: 2110 9th St. Ste B Tillamook OR	
Phone #: 503-300-9193		Phone #: 503-801-3611	
Applicant/Contractor Email: tyler.brogden3@gmail		Owner Email:	

CONTRACTOR / INSTALLER		E-Mail: tyler.brogden3@gmail	
Building Contractor: Coastal Homes LLC	CCB No. 225315	Phone: 503-300-9193	
Mobile Home Installer:	MDI No.:	Phone:	

Site Address: 140 Reeder St. Tillamook OR
 Map Number: Township 15 Range 10 Section 30CA Tax Lot(s) 2312

(Please supply all the information requested - missing information will delay review/approval process)

CATEGORY OF CONSTRUCTION
 Single Family Dwelling [] Multi-Family
 Accessory Structure [] Manufactured
 Commercial / Industrial [] Public

TYPE OF WORK (each type requires a separate permit)
 New / Replacement [] Addition (adding sq. ft.)
 Accessory Structure (garage, carport, shed, etc.)
 Alteration (no change to sq. ft.)
 Demolition
 Other (deck, pool, retaining wall, solar, driveway, etc.)

DESCRIPTION OF THE STRUCTURE

45' x 19'	Dimensions
34.1'	Height
3	Stories
1	# of Dwelling Units
3 BdRms	3 Bathrooms
1626	Living Area (sq. ft.)
96	Deck (sq. ft.)
0	Covered Patio (sq. ft.)
213	Garage / Utility / Storage

PROJECT DESCRIPTION:
 New Home

PROPOSED ZONING

15'	Front Yard
40'	Rear Yard
3'	Right Side
3'	Left Side
NO	River / Estuary / Creek Slope (%)

ROAD ACCESS
 State Highway [] City Street
 County Road/Public Way
 Private Road

MOBILE HOME/RECREATION VEHICLE
 License No. or ID No.
 Make/Model
 Year

WATER SUPPLY
 Public District Netarts
 Private (Creek / Spring / Well) (circle one)

WASTE DISPOSAL
 Sewer District NSOD
 Septic Tank / Drain Field

WIND EXPOSURE: B D (circle one)

VALUATION \$ 400,000

Exhibit 9

Separate State of Oregon permits are required for electrical, plumbing, and mechanical work. **The Property Owner is responsible** for seeing that these additional permits are obtained prior to work being done.

This application, if approved, includes only the work described above and/or plans and specifications bearing the same permit number. The applicant agrees to comply with all applicable codes and ordinances governing planning, sanitation and construction and agrees to meet any, and, all of the conditions listed below.

The granting of this permit does not presume to give authority to violate or cancel the provisions of any Federal, State or Local law regulating construction or the performance of construction.

THIS PERMIT APPLICATION DOES NOT ASSURE PERMIT APPROVAL. Such approval can be given only after staff review determines compliance with all applicable legal requirements.

This application, if approved, becomes null and void if placement of mobile home or recreation vehicle is not completed within six (6) months from the date of approval.

I further understand that it is my responsibility as permit applicant to request and receive all required inspections pertaining to this permit, if approved, as outlined in Oregon Administrative Rule (OAR) chapter 918. I further understand that permits issued by an inspection jurisdiction under provisions of these rules shall expire and become null & void if the work authorized by the permit is: (A) not started within 180 days from the date of the issuance; or (B) suspended for a period of 180 days after the work is started.

In order to avoid a permit expiration, or additional fees, one of following is required: (A) Request an inspection showing construction progress at intervals of not to exceed 180 days, or (B) Request in writing, an extension within 180 days of issuance of previous inspection. The written request must show justifiable cause and will be granted depending on circumstances. If the permit expires prior to completion and requires further inspections, I understand I will be required to purchase a new permit and begin process again.

Prior to construction or placement, it is advisable that you check your deed for other restrictions that may apply.

I, the applicant, verify that I have read and understand the above information. I further certify that the information that I have provided is complete and accurate and may be relied upon by the Department of Community Development in the processing of my application. I understand that fees are not refundable. I accept responsibility for any inaccuracies in the information that I have provided and for the consequences thereof.

LEGALLY AUTHORIZED

REPRESENTATIVE'S SIGNATURE



DATE 10-3-2022

****All or a portion of this property may be located within an identified wetland. If the site is a jurisdictional wetland you must obtain any necessary State or Federal permits before beginning your project.

***** FOR OFFICE USE ONLY *****

SANITATION	<u>N/A</u>	Building Fee	_____
PUBLIC WORKS	<u>N/A</u>	Plan Check Fee	_____
HOUSE NO.	<u>140 Reeder St</u>	12% Surcharge	_____
ZONING	<u>SRU-1 10/3/22</u>	Planning Review Fee	_____
PLANS EXAM	<u>By Michelle Linberger 3/16/21</u>	A-level Plan Review	_____
BUILDING OFFICIAL	<u>Sarah Oberer</u>	Fire & Life Safety	_____
	<u>10-5-2022</u>	House Number (\$33.00)	<u>_____</u>
		State M.D. Fee (\$30.00)	_____
		B&D/GHZ/Flood Fee	_____
		Water Letter Fee	_____
		Special Inspection(s)	_____
		Copies	_____
		Zoning Review Fee:	<u>_____</u>
		TOTAL DUE:	_____

Exhibit 89



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

ZONING PERMIT APPLICATION

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
OCT 3 2022	
BY: _____	
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <u>JS</u>	
Receipt #: <u>128713</u>	
Fees: <u>\$42</u>	
Permit No: <u>851-20-001997-PLNG</u>	

Applicant (Check Box if Same as Property Owner)

Name: Coastal Homes LLC Phone: 503-300-9193
 Address: P.O. Box 3334
 City: Bay City State: OR Zip: 97107
 Email: tyler.brogden3@gmail

Property Owner

Name: ADA Alta Phone: 503-801-3611
 Address: 2110 9th St, Ste B
 City: Tillamook State: OR Zip: 97107
 Email: _____

Location:

Site Address: _____
 Map Number: 15 10 3000 2312
Township Range Section Tax Lot(s)

Applicant/Property Owner Proposal:

Set back revision

Size of Structure

Dimensions: _____ Height: _____
 # of Dwelling Units: _____ Living Area Sq. Ft: _____
 Deck/Porch Sq. Ft: _____ Garage/Utility/Storage Sq. Ft: _____
 Lot Coverage: _____
Some zones have a lot coverage requirement

Setbacks

Front Yard: 16' Rear Yard: 39'
 Right Side: 3' Left Side: 3'
 River/Estuary/Creek: _____ Adjacent Resource Zone: _____
 Slope: _____ Other: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. If approved, this application is valid for one (1) year from the date of approval. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

 Legally Authorized Signature Date 10/3/22

Exhibit 89

SFD
Setbacks changed
1510300 2312

PAGE 2 TO BE COMPLETED BY PLANNING STAFF

Proposed Land Use

Zoning: ROS Overlays: na
 Size (Acres): .06 Parking Spaces: 2
 Lot Coverage: yes 50% - 34% Small Lot: Section 4.100 Section 4.110
 GHZ: yes Flood Zone: 41057C0555F -zone x
 Other:

	(R) – Required	(A) – Allowed	(P) - Proposed
Setbacks:	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Corner	<input type="checkbox"/> Through <input type="checkbox"/> Irregular
Front Yard	(R): 10 (P): 16	Rear Yard (R): 20 (P): 39	Left Side (R): 3 Yard (P): 3
			Right Side (R): 3 Yard (P): 3
Riparian Setback (R):			Riparian Setback (P):
OSL Setback		Building Height (A): 35	(P): 34.1
<small>Per section 3.085: OSL setback may vary</small>		<small>Neskowin zoning measures height differently</small>	

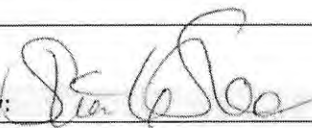
Access: Public/Private:
 Water Supply: Public/Private: Well Creek/Spring
 Wastewater Disposal: Sewer: Approved On-Site Disposal

Land Use Approvals:

height affidavit signed 10/4/22

Conditions of Approval

Shall site structure as shown on approved site plan and maintain approved setback.

Approved By:  Date: 10/3/22 Expiration Date: 4/30/23

Fee Schedule

Residential		Manufactured Dwelling/RV Placement		Commercial	
Regular	\$246.00	MD Planning Review (not included if placement is in park or city)	\$311.00	New commercial, apartments & multi-family dwellings	\$409.00
Additions/Accessory Structures	\$99.00	RV Review	\$205.00	Additions/Accessory Structures	\$409.00
Interior Remodel (no increase to footprint or height)	\$42.00			Interior Remodel (no increase in footprint or height)	\$100.00

Exhibit 89



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

From: Michele Linbarger, Plans Examiner
Subject: Condition of Approval

Building (503)842-3407
Planning (503)842-3408
On-Site Sanitation (503)842-3409
FAX (503)842-1819
Toll Free 1 (800)488-8280

March 22, 2021

PROJECT: New 3-story Single-Family Dwelling

Address: 115 CRESCENT TILLAMOOK

Permit No: 851-20-001998-DWL

Occupancy: R3

Construction Type: VB

GHZ

The plans for the above project have been reviewed for compliance to the code references below:
2017 Oregon Residential Specialty Code (ORSC)
2010 Oregon Manufactured Dwelling Installation Specialty Code (OMDISC)

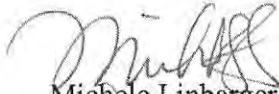
This **condition of approval** letter becomes part of the approved plans and should remain with the approved plans on site all times during construction. The permit applications for the project have been reviewed for compliance with the Oregon Specialty Codes as adopted statewide under ORS 455:

Conditions of approval:

1. RFIs need to be submitted and approved prior to changes being made. Failure to do so could cause unnecessary delays.
2. The issuance or granting of a permit should not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other laws or ordinances of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.
3. The issuance of this permit is based on construction documents and other data and will not prevent the building official from requiring the correction of any errors in the construction documents and other data.
4. Approved plans are to be on site at the time of inspection.

Exhibit 9/10

If there is any disagreement with the code interpretation provided by plans examiner, an appeal can be made to the building official. Appeals of the building official's decisions may be made pursuant to ORS 455.475



Michele Linbarger / Plan Reviewer | Inspector / MicheleL@NWCodePros.com



Sarah Absher, CFM, Director

Exhibit 10



Tillamook County
 1510 - B Third St
 Tillamook, OR 97141
 503-842-3408
 Fax: 503-842-1819

Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

Permit Number: 851-20-001998-DWL

IVR Number: 851047762094

Web Address: www.co.tillamook.or.us

Email Address: buildingpermits@co.tillamook.or.us

Permit Issued: April 07, 2023

Application Date: October 05, 2020

Project: KEARNEY

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$233,110.56

Description of Work: SINGLE FAMILY DWELLING

JOB SITE INFORMATION

Worksite Address	Parcel	Owner:	Address:
115 CRESCENT ST TILLAMOOK COUNTY OR 97134	1S10 30CD 02303	KEARNEY, THOMAS D	2374 NW BIRKENDENE ST PORTLAND, OR 97229

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
SEE PROPERTY OWNER INFORMATION - Primary	Owner (Property)	OWNER	

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1110 Footing	1_2 Famdwell	Pending
1120 Foundation	1_2 Famdwell	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwell	Pending
1260 Framing	1_2 Famdwell	Pending
1430 Insulation Wall	1_2 Famdwell	Pending
1530 Exterior Shearwall	1_2 Famdwell	Pending
1999 Final Building	1_2 Famdwell	Pending
1829 Special Inspection Report Required	1_2 Famdwell	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Exhibit 10

Schedule or track inspections at www.buildingpermits.oregon.gov
 Call or text the word "schedule" to 1-888-299-2821 use IVR number: 851047762094
 Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES

Fee Description	Quantity	Fee Amount
Address Fee	1	\$33.00
GHZ/Dune HZD/Flood HZD	1	\$147.00
Structural building permit fee		\$156.56
Structural plan review fee		\$820.83
Structural building permit fee		\$1,106.25
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$151.54
Total Fees:		\$2,415.18

Note: This may not include all the fees required for this project.

VALUATION INFORMATION

Construction Type	Occupancy Type	Unit Amount	Unit	Unit Cost	Job Value
VB	R-3 1 & 2 family	1,636.00	Sq Ft	\$122.46	\$200,344.56
VB	U Utility, misc.	501.00	Sq Ft	\$48.30	\$24,198.30
All use groups	Unfinished basements	330.00	Sq Ft	\$22.45	\$7,408.50
VB	U Utility, misc. - half rate	48.00	Sq Ft	\$24.15	\$1,159.20
Total Job Value:					\$233,110.56

ADDITIONAL INFORMATION/CONDITIONS OF APPROVAL FOR PLANNING

Date Applied: 04/07/2023

Comments: THE PROPERTY OWNER SHALL HAVE ALL FOUNDATION, FOOTING, AND OTHER GRADING PREPERATION ACTIVITIES FOR STRUCTURAL IMPROVEMENTS INSPECTED AND APPROVED BY A REGISTERED GEOTECHNICAL PROFESSIONAL OR THEIR DESIGNEE. A LETTER FROM THE GEOTECHNICAL PROFESSIONAL SHALL BE SUBMITTED TO THE TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO A FOOTING INSPECTION BY THE LOCAL BUILDING INSPECTOR.

Exhibit 10



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook Oregon 97141

Land of Cheese, Trees and Ocean Breeze

GHZ

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

CONSTRUCTION / PLACEMENT PERMIT APPLICATION

Permit # 20-1998-DWL

LEGALLY RECORDED PROPERTY OWNER(S) Julie Kearney
 Mailing Address 2374 NW Birkendine St Phone 503-475-1406
 City Portland State OR Zip Code 97229 E-Mail JKearney2@hotmail.com

CONTRACTOR / INSTALLER E-Mail _____
 Building Contractor _____ CCB No. _____ Phone _____
 Sanitation Installer _____ Reg. No. _____ Phone _____
 Mobile Home Installer _____ MDI. No. _____ Phone _____

JOB SITE INFORMATION AND LOCATION
 Situs Address 115 CRESCENT ST TILLAMOOK
 Township 15 Range 10 Section 30CD Tax Lot 2315 Lot 4 Block 18
 Zone R05 Lot Size 28 X 100 X 28 X 100 or _____ Acres Subdivision Avalon
 Mail permit to (if applicable): _____

(Please supply all the information requested - missing information will delay review/approval process)

CATEGORY OF CONSTRUCTION

- Single Family Dwelling Multi-Family
 Accessory Structure Manufactured
 Commercial / Industrial Public

TYPE OF WORK (each type requires a separate permit)

- New / Replacement Addition (adding sq. ft.)
 Accessory Structure (garage, carport, shed, etc.)
 Alteration (no change to sq. ft.)
 Demolition
 Other (deck, pool, retaining wall, solar, driveway, etc.)

DESCRIPTION OF THE STRUCTURE

40' x 22' Dimensions
30.6 Height
3 Stories
1 # of Dwelling Units
3 BdRms 3 Bathrooms
1363.10310 Living Area (sq. ft.) 1165,250.12
49.48 Deck (sq. ft.) 1171.10
- Covered Patio (sq. ft.)
501 600 330 Garage / Utility / Storage 28980

PROJECT DESCRIPTION:

Build single family dwelling

ROAD ACCESS

- State Highway City Street
 County Road/Public Way
 Private Road

MOBILE HOME/RECREATION VEHICLE

License No. or ID No. _____
 Make/Model _____
 Year _____

Conditional Use, Variance, Admin. Review,
Geologic Hazard Rpt. or Exception

File No. _____
 Flood Zone: _____

SETBACKS

10' Front Yard
50' Rear Yard
3' Right Side
3' Left Side
 River / Estuary / Creek
 Adjacent Resource Zone

WATER SUPPLY

- Public District Nearby Water
 Private {Creek / Spring / Well} (circle one)

WASTE DISPOSAL

- Sewer District NOSD
 Septic Tank / Drain Field

WIND EXPOSURE: B C D (circle one)

VALUATION \$ 150,000 195,401.22

Exhibit 10

233,110.50

Separate State of Oregon permits are required for electrical, plumbing, and mechanical work. **The Property Owner is responsible** for seeing that these additional permits are obtained prior to work being done.

This application, if approved, includes only the work described above and/or plans and specifications bearing the same permit number. The applicant agrees to comply with all applicable codes and ordinances governing planning, sanitation and construction and agrees to meet any, and, all of the conditions listed below.

The granting of this permit does not presume to give authority to violate or cancel the provisions of any Federal, State or Local law regulating construction or the performance of construction.

THIS PERMIT APPLICATION DOES NOT ASSURE PERMIT APPROVAL. Such approval can be given only after staff review determines compliance with all applicable legal requirements.

This application, if approved, becomes null and void if placement of mobile home or recreation vehicle is not completed within six (6) months from the date of approval.

I further understand that it is my responsibility as permit applicant to request and receive all required inspections pertaining to this permit, if approved, as outlined in Oregon Administrative Rule (OAR) chapter 918. I further understand that permits issued by an inspection jurisdiction under provisions of these rules shall expire and become null & void if the work authorized by the permit is: (A) not started within 180 days from the date of the issuance; or (B) suspended for a period of 180 days after the work is started.

In order to avoid a permit expiration, or additional fees, one of following is required: (A) Request an inspection showing construction progress at intervals of not to exceed 180 days, or (B) Request in writing, an extension within 180 days of issuance of previous inspection. The written request must show justifiable cause and will be granted depending on circumstances. If the permit expires prior to completion and requires further inspections, I understand I will be required to purchase a new permit and begin process again.

Prior to construction or placement, it is advisable that you check your deed for other restrictions that may apply.

I, the applicant, verify that I have read and understand the above information. I further certify that the information that I have provided is complete and accurate and may be relied upon by the Department of Community Development in the processing of my application. I understand that fees are not refundable. I accept responsibility for any inaccuracies in the information that I have provided and for the consequences thereof.

LEGALLY AUTHORIZED

REPRESENTATIVE'S SIGNATURE

Julie K...

DATE

9/29/20

****All or a portion of this property may be located within an identified wetland. If the site is a jurisdictional wetland you must obtain any necessary State or Federal permits before beginning your project.

***** FOR OFFICE USE ONLY *****

SANITATION _____

Building Fee 1,106.25

PUBLIC WORKS _____

Plan Check Fee _____ 719.06

12% Surcharge 132.75

HOUSE NO. _____

Planning Review Fee _____

A-level Plan Review _____

ZONING # 851-20-000428

Fire & Life Safety _____

House Number (\$33.00) 33.00

PLANS EXAM M. Hoff 3-22-21

State M.D. Fee (\$30.00) _____

B&D/GHZ/Flood Fee 147.00

BUILDING OFFICIAL SA / BSA

Water Letter Fee _____

Special Inspection(s) _____

Received By: [Signature]

Copies _____

Date: 10/5/20

TOTAL DUE: 2138.00 2415.18

Payment Method: [Signature]

CONDITIONS OF PERMIT APPROVAL:

(Revised 09/14/2020)



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

ZONING PERMIT APPLICATION

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
OCT 21 2020 OS	
BY:	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <i>mt</i>	
Receipt #:	
Fees: <i>246.00</i>	
Permit No: 851-20-000425-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: Ocean Crest Rentals, LLC Phone: 503-475-1406
 Address: 170 Reeder St
 City: Oceanside State: OR Zip: 97134
 Email: oceancrestrentalsllc@oceansideoregonhome.com

Property Owner

Name: Julie Kearney Phone: 503-296-9883
 Address: 2374 NW Birkendene St
 City: Portland State: OR Zip: 97229
 Email: jkearney2@hotmail.com

Location:

Site Address: # TBD Crescent St, Oceanside OR 97134
 Map Number: 1S 10 30CD - Lot 4 2315
Township Range Section Tax Lot(s)

Applicant/Property Owner Proposal: Build a single family dwelling

Size of Structure

Dimensions: 40' x 22' Height: 30.6'
 # of Dwelling Units: one Living Area Sq. Ft: 1363
 Deck/Porch Sq. Ft: 49 Garage/Utility/Storage Sq. Ft: 600
 Lot Coverage: 31%
Some zones have a lot coverage requirement

Setbacks

Front Yard: 10' Rear Yard: 50'
 Right Side: 5' Left Side: 23'
 River/Estuary/Creek Adjacent Resource Zone:
 Slope: Varies Other:

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. If approved, this application is valid for one (1) year from the date of approval. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Julie Kearney
 Legally Authorized Signature

9/29/20
 Date

Exhibit 10

SFD
1510 3000 (2315)
2303

Proposed Land Use

Zoning: ROS	Overlays: no
Size (Acres): .11	Parking Spaces: 2
Lot Coverage: 50% calc 18%	Small Lot: <input type="checkbox"/> Section 4.100 <input checked="" type="checkbox"/> Section 4.110
GHZ: yes	Flood Zone: 41057C0555F - zone X
Other:	

	(R) – Required	(A) – Allowed	(P) - Proposed
Setbacks:	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Corner	<input type="checkbox"/> Through <input type="checkbox"/> Irregular
Front Yard	(R): 20 (P): 10	Rear Yard (R): 20 (P): 50	Left Side (R): 5 Yard (P): 5
			Right Side (R): 5 Yard (P): 23
Riparian Setback (R): na		Riparian Setback (P): na	
OSL Setback na		Building Height (A): 35	(P): 30 6"
<small>Per section 3.085: OSL setback may vary</small>		<small>Neskowin zoning measures height differently</small>	

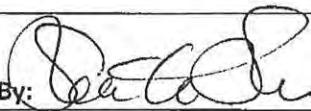
Access:	<input checked="" type="checkbox"/> Public/Private: Crescent ST permit # 6340
Water Supply:	<input checked="" type="checkbox"/> Public/Private: Netarts 5/14/20 <input type="checkbox"/> Well <input type="checkbox"/> Creek/Spring
Wastewater Disposal:	<input checked="" type="checkbox"/> Sewer: Netarts Oceanside 5/18/20 <input type="checkbox"/> Approved On-Site Disposal

Land Use Approvals:

Height affidavit signed 10/3/2020 - Small lot exception Section 4.110 used for front and rear setbacks
GHR 851-20-000431-PLNG
Living space and storage SQFT as approved by building official Brogden 5/17/20 email

Conditions of Approval

Shall comply with all state, local and federal permits. Construction shall adhere to the development standards of the ROS zone, TCLUO Section 3.310. Shall site structure as shown on approved site plan and maintain approved setbacks. Structure shall not exceed 35 feet in height. Shall not convert garage or deck to living space without land use approval. Future development of the property is subject to land use review and approval.

Approved By:  Date: 4/30/21 Expiration Date: 4/30/23

Fee Schedule

Residential		Manufactured Dwelling/RV Placement		Commercial	
Regular	\$246.00	MD Planning Review (not included if placement is in park or city)	\$311.00	New commercial, apartments & multi-family dwellings	\$409.00
Additions/Accessory Structures	\$99.00	RV Review	\$205.00	Additions/Accessory Structures	\$409.00
Interior Remodel (no increase to footprint or height)	\$42.00			Interior Remodel (no increase in footprint or height)	\$100.00

Exhibit 10

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
 BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
 Tillamook Oregon 97141
 503-842-3408

Land of Cheese, Trees and Ocean Breeze

Building (503) 842-3407
 Planning (503) 842-3408
 On-Site Sanitation (503) 842-3409
 FAX (503) 842-1819
 Toll Free 1 (800) 488-8280

CONSOLIDATED BUILDING/ZONING PERMIT APPLICATION	Permit #: <u>851-201998</u>	
	Received By: <u>[Signature]</u>	Date:

JOB INFORMATION	
Applicant/Contractor <input checked="" type="checkbox"/> (Check Box if Same as Property Owner)	Property Owner
Applicant/Contractor: <u>Mikesell Construction LLC</u>	Owner: <u>Christian Mikesell</u>
Address: <u>512 Collins Dr.</u>	Address:
Phone #: <u>503.354.4094</u>	Phone #:
Applicant/Contractor Email: <u>Christian.C.Mikesell@gmail.com</u>	Owner Email:

CONTRACTOR / INSTALLER	E-Mail: <u>Christian.C.Mikesell@gmail.com</u>
Building Contractor: <u>Mikesell Construction LLC</u>	CCB No. <u>205935</u> Phone <u>503.354.4094</u>
Mobile Home Installer	MDI. No. _____ Phone _____

Site Address: 115 Crescent St Tillamook
 Map Number: Township 15 Range 10 Section 30CD Tax Lot(s) 2315

(Please supply all the information requested - missing information will delay review/approval process)

CATEGORY OF CONSTRUCTION

Single Family Dwelling Multi-Family
 Accessory Structure Manufactured
 Commercial / Industrial Public

TYPE OF WORK (each type requires a separate permit)

New / Replacement Addition (adding sq. ft.)
 Accessory Structure (garage, carport, shed, etc.)
 Alteration (no change to sq. ft.)
 Demolition
 Other (deck, pool, retaining wall, solar, driveway, etc.)

DESCRIPTION OF THE STRUCTURE

40' x 22' Dimensions
30.6 Height
3 Stories
1 # of Dwelling Units
3 BdRms 3 Bathrooms
1636 Living Area (sq. ft.)
48 Deck (sq. ft.)
 Covered Patio (sq. ft.)
501 / 0 / 330 Garage / Utility / Storage

PROJECT DESCRIPTION:
Build single family dwelling

PROPOSED ZONING

10' Front Yard
50' Rear Yard
3' Right Side
3' Left Side
 River / Estuary / Creek
 Slope (%)

ROAD ACCESS

State Highway City Street
 County Road/Public Way
 Private Road

WATER SUPPLY

Public District Netarts Water
 Private {Creek / Spring / Well} (circle one)

MOBILE HOME/RECREATION VEHICLE

License No. or ID No. _____
 Make/Model _____
 Year _____

WASTE DISPOSAL

Sewer District NOSD
 Septic Tank / Drain Field

WIND EXPOSURE: B C D (circle one)

VALUATION \$ 233,110.56

Separate State of Oregon permits are required for electrical, plumbing, and mechanical work. **The Property Owner is responsible for seeing that these additional permits are obtained prior to work being done.**

This application, if approved, includes only the work described above and/or plans and specifications bearing the same permit number. The applicant agrees to comply with all applicable codes and ordinances governing planning, sanitation and construction and agrees to meet any, and, all of the conditions listed below.

The granting of this permit does not presume to give authority to violate or cancel the provisions of any Federal, State or Local law regulating construction or the performance of construction.

THIS PERMIT APPLICATION DOES NOT ASSURE PERMIT APPROVAL. Such approval can be given only after staff review determines compliance with all applicable legal requirements.

This application, if approved, becomes null and void if placement of mobile home or recreation vehicle is not completed within six (6) months from the date of approval.

I further understand that it is my responsibility as permit applicant to request and receive all required inspections pertaining to this permit, if approved, as outlined in Oregon Administrative Rule (OAR) chapter 918. I further understand that permits issued by an inspection jurisdiction under provisions of these rules shall expire and become null & void if the work authorized by the permit is: (A) not started within 180 days from the date of the issuance; or (B) suspended for a period of 180 days after the work is started.

In order to avoid a permit expiration, or additional fees, one of following is required: (A) Request an inspection showing construction progress at intervals of not to exceed 180 days, or (B) Request in writing, an extension within 180 days of issuance of previous inspection. The written request must show justifiable cause and will be granted depending on circumstances. If the permit expires prior to completion and requires further inspections, I understand I will be required to purchase a new permit and begin process again.

Prior to construction or placement, it is advisable that you check your deed for other restrictions that may apply.

I, the applicant, verify that I have read and understand the above information. I further certify that the information that I have provided is complete and accurate and may be relied upon by the Department of Community Development in the processing of my application. I understand that fees are not refundable. I accept responsibility for any inaccuracies in the information that I have provided and for the consequences thereof.

LEGALLY AUTHORIZED REPRESENTATIVE'S SIGNATURE  DATE 08/28/23

****All or a portion of this property may be located within an identified wetland. If the site is a jurisdictional wetland you must obtain any necessary State or Federal permits before beginning your project.

***** FOR OFFICE USE ONLY *****

SANITATION _____	Building Fee _____
PUBLIC WORKS _____	Structural Review _____
HOUSE NO. _____	State Surcharge _____
ZONING _____	Fire & Life Safety _____
PLANS EXAM _____	House Number (\$75.00) _____
BUILDING OFFICIAL _____	State M.D. Fee (\$30.00) _____
	B&D/GHZ/Flood Fee _____
	Water Letter Fee _____
	Special Inspection(s) _____
	Copies/Mailing _____
	Zoning Review Fee _____
	Tech Fee 5% _____

TOTAL DUE: _____

Exhibit 12 11 (cm)





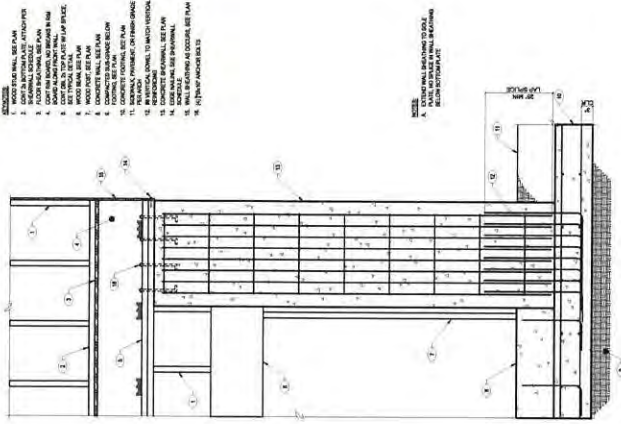
Exhibit B (12/6/23)



Exhibit 13 (CW)

Exhibit 14

PROJECT NAME: KEARNEY DEVELOPMENT • • •	 TILLAMOOK, COUNTY PROJECT ADDRESS: • • •	FOUND TITLE: FOUNDATION DETAIL • • •	CONTROLLER:	FROST Structural Engineering 1020 E. Lincoln Road Idaho Falls, ID 83401 Phone: 208.227.8404 Fax: 208.227.8405 JOB NO. 1821-119 PROJECT MANAGER: GSC CAD OPERATOR: GSC	SEAL NO.: 12180 NAME: JEFF MAIER REGISTERED PROFESSIONAL ENGINEER STATE OF IDAHO EXPIRES: 12/31/2021 JOB NO. _____ SHEET NUMBER: GSN DATE: FEBRUARY 2021
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- NOTES:**
- 1. WOOD JOIST WALL SET PLAN
 - 2. FOUNDATION DETAIL SET PLAN
 - 3. FOUNDATION DETAIL SET PLAN
 - 4. CONCRETE FOUNDATION SET PLAN
 - 5. CONCRETE FOUNDATION SET PLAN
 - 6. CONCRETE FOUNDATION SET PLAN
 - 7. CONCRETE FOUNDATION SET PLAN
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 - 16. CONCRETE FOUNDATION SET PLAN
 - 17. CONCRETE FOUNDATION SET PLAN
 - 18. CONCRETE FOUNDATION SET PLAN
 - 19. CONCRETE FOUNDATION SET PLAN
 - 20. CONCRETE FOUNDATION SET PLAN

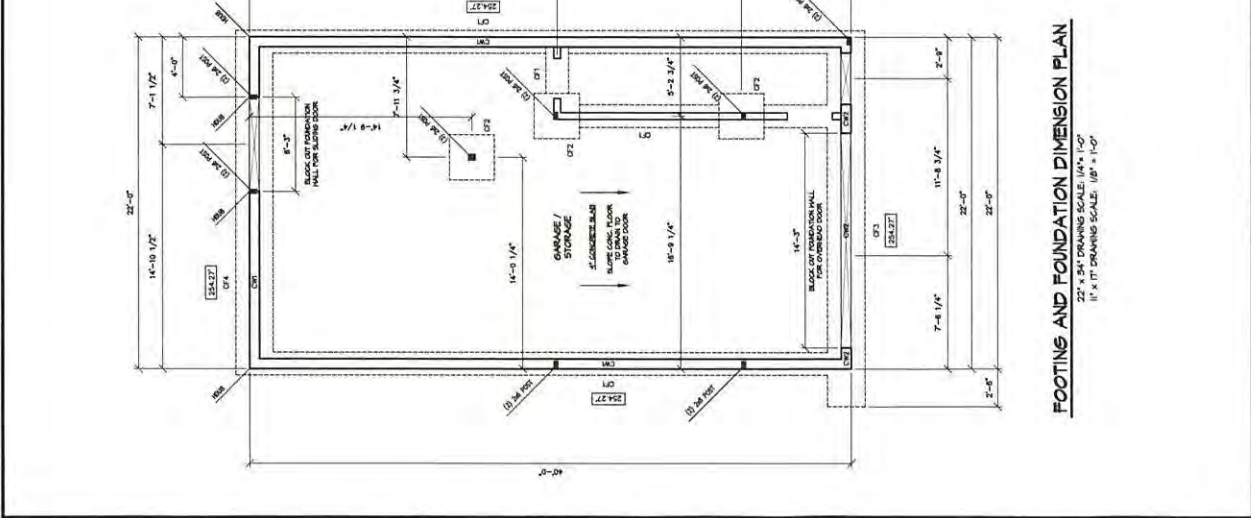
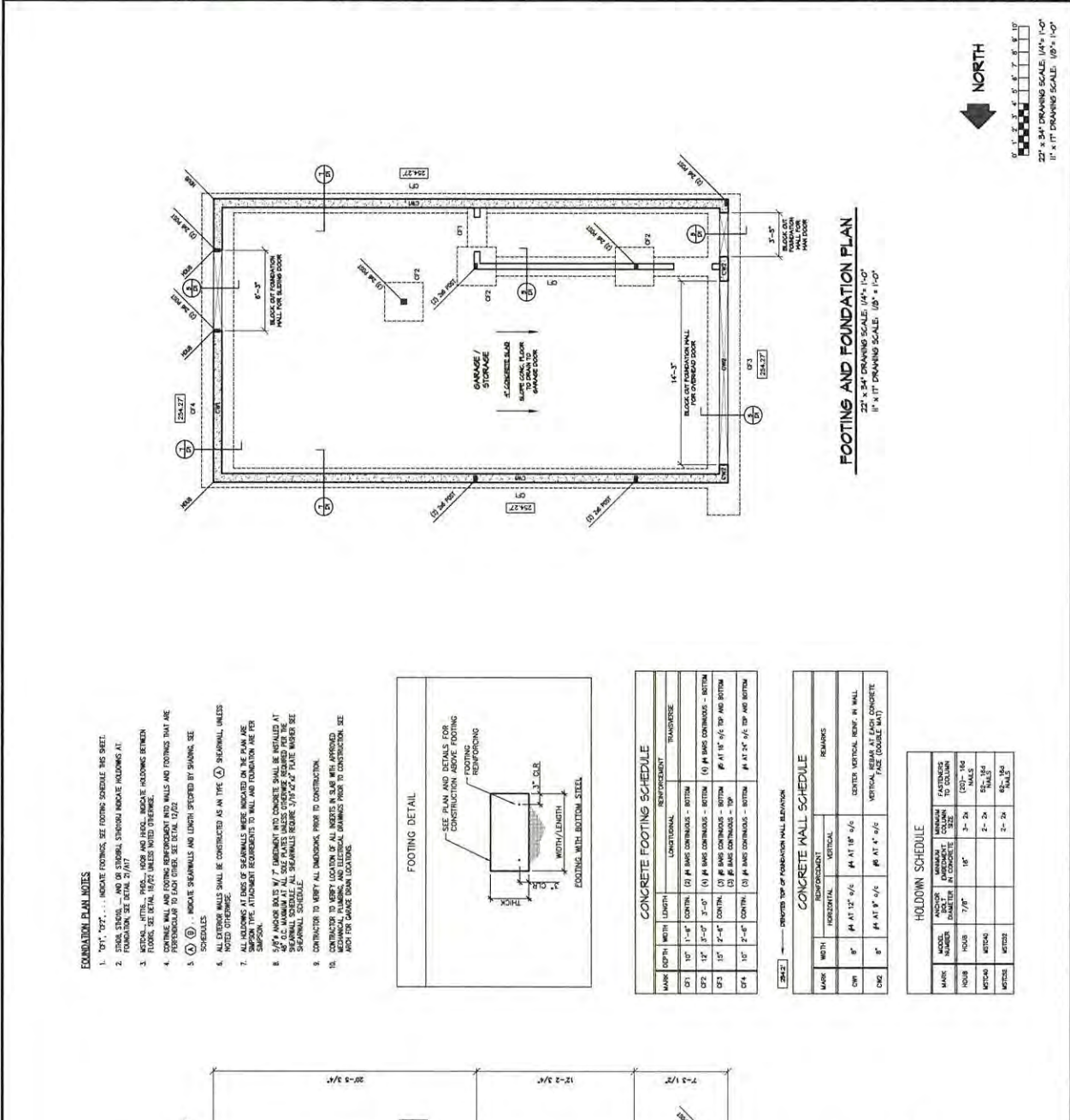
NOTES:

- 1. WOOD JOIST AT FOUNDATION
- 2. WOOD JOIST

25
14
WOOD JOIST AT FOUNDATION
WOOD JOIST
10' X 12'

Exhibit 15

PROJECT NAME: EAST CRESCENT HOUSE LOT 4		TILLAMOOK COUNTY, OREGON PROJECT ADDRESS: CRESCENT STREET	DRAWING TITLE: FOOTING AND FOUNDATION PLAN	CONTRACTOR: FROST Structural Engineering Idaho Falls, ID 83401 phone: 208.227.8404 fax: 208.227.8405	ENGINEER: JEFF MAIER REGISTERED PROFESSIONAL ENGINEER STATE OF OREGON LICENSE NO. 12345	JOB NO.: 5384	SHEET NUMBER: A5	DATE: REVISION
--	---	--	--	---	--	-------------------------	----------------------------	--------------------------



- FOUNDATION PLAN NOTES**
1. "O1", "O2", ... INDICATE FOOTINGS. SEE FOOTING SCHEDULE THIS SHEET.
 2. STOKA STEELS, ... AND OR STANDARD STEELS INDICATE HOLDINGS AT FOUNDATION. SEE DETAIL 2/A17.
 3. METAL, ... FROM, ... AND ... INDICATE HOLDINGS BETWEEN FLOORS. SEE DETAIL 1/2/2 UNLESS NOTED OTHERWISE.
 4. CONTING WALL AND FOOTING REINFORCEMENT WALLS AND FOOTINGS THAT ARE ...
 5. ... INDICATE SEPARATORS AND LIGHTS SPECIFIED BY DRAWING. SEE SCHEDULES.
 6. ... SHALL BE CONSTRUCTED AS IN TYPE ... UNLESS NOTED OTHERWISE.
 7. ALL HOLDINGS AT ENDS OF SEPARATORS MUST BE INDICATED ON THE PLAN AND SIMPLY TYPED ATTACHMENT REQUIREMENTS TO WALL AND FOUNDATION ARE PER SECTION.
 8. ... REINFORCEMENT WITH CONCRETE SHALL BE REVEALED AT SEPARATION SCHEDULE. ALL SEPARATORS REQUIRE 7/8" x 2" PLATE WEDGE SEE SCHEDULES.
 9. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 10. CONTRACTOR TO VERIFY LOCATION OF ALL INTERIORS IN S.W. AS APPROVED BY ARCHITECT. ALL DIMENSIONS FROM TO CONSTRUCTION. SEE ARCH FOR CHANGE BOUND LOCATIONS.

CONCRETE FOOTING SCHEDULE

MARK	DEPTH	WIDTH	LENGTH	REINFORCEMENT	REMARKS
O1	10"	1'-8"	CONTR.	(1) # 4 BARS CONTINUOUS - BOTTOM	TRANSVERSE
O2	12"	3'-0"	CONTR.	(1) # 4 BARS CONTINUOUS - BOTTOM	(1) # 4 BARS CONTINUOUS - BOTTOM
O3	15"	2'-4"	CONTR.	(1) # 4 BARS CONTINUOUS - BOTTOM	(1) # 4 AT 12" TOP AND BOTTOM
O4	10"	2'-8"	CONTR.	(1) # 4 BARS CONTINUOUS - BOTTOM	(1) # 4 AT 12" TOP AND BOTTOM

CONCRETE WALL SCHEDULE

MARK	WIDTH	REINFORCEMENT	REMARKS
OW1	8"	# 4 AT 12" 6/6	CENTER VERTICAL REINFC IN WALL
OW2	8"	# 4 AT 8" 6/6	VERTICAL REBAR AT EACH CONCRETE FACE (DOUBLE WAT)

HOLDOWN SCHEDULE

MARK	MODEL NUMBER	ANCHOR DIAMETER	MINIMUM EMBEDMENT IN CONCRETE	FASTENING TO COLUMN
H01	7/8"	1/2"	3'-24"	(2) 1/2" - 1/4"
H02	1/2"	1/2"	2'-24"	1/2" - 1/4"
H03	1/2"	1/2"	2'-24"	1/2" - 1/4"



EXHIBIT

C

Re: Variance Request
851-23-000556-PLNG



I own Tax Lot 2313 which adjoins the Lot in Question.

All 6 Lots to East of the Mike Sell Lot have 3' side yard setbacks. It would be natural to assume that the lot in question would have the same setback requirements as they were all created by the same developer.

I see absolutely no reason not to grant the applicant this variance.
There is no legitimate reason to object.

Thanks

Bruce Knowlton
owner of 130 Reeder St

A handwritten signature in black ink, appearing to read "Bruce Knowlton", with a long horizontal flourish underneath.

April 4, 2024

Tillamook County Department of Community Development
1510-B Third St.
Tillamook, OR 97141

Attn: Lynn Tone, DCD Office Specialist

Ref: Variance Request #852-23-000556-PLNG: Miksell

As an owner of property in the area affected by Variance Request #851-23-00556-PLNG, I am in receipt of the Department's notification and am writing in opposition to its approval.

The request is to reduce the setback between houses from five feet to three feet. Although this may appear to be a small change, the impact on the neighborhood will be significant and approval will set precedence. I believe the request does NOT meet all of the criteria listed in the department's letter dated March 29, 2024.

First and foremost, if approved, this variance would create a safety hazard for property owners. Reducing the setback by two feet would leave an area between two houses that is actually narrower than the standard spacing between a kitchen island and the surrounding cabinets. From personal experience, I can attest to the fact that the existing five-foot setback is barely sufficient for crews to set up ladders to perform routine or emergency repairs. More importantly, I can only imagine the challenges fire-and-rescue crews would have trying to maneuver people and equipment between two houses that are only three feet apart. An even greater fire risk, which would definitely affect homeowner safety, is the consequent reduced spacing between the eaves of the two houses.

If this variance is approved, it would set a precedent for other developers who may want variances so they, too, can build more houses on smaller lots. Mikesell should have considered his housing design and placement on the lot before buying the property, rather than expecting County to alter its standards after the fact.

Part of the beauty of living at the coast is the open feeling that residents of urban areas do not get to enjoy. Allowing structures to be built just three feet apart would detract from the privacy of the current homeowner and would alter the overall feeling and livability of our neighborhood. We are not an urban area with rows of closely built townhomes. We are a rural coastal community. All of us want to enjoy the ocean breezes and views that can only be safeguarded if the Department of Community Development enforces strict adherence to existing building standards.

I humbly ask that the Department of Community Development deny this variance request and protect our neighborhood. Thank you for your consideration.

Sincerely,

Susan J. Allen
Property Owner: 161 Reeder Street
Mailing Address: 14681 S.W. Spirit Rock Dr., Powell Butte, OR 97753

Melissa Jenck

From: Lynn Tone
Sent: Tuesday, April 9, 2024 9:15 AM
To: Melissa Jenck
Subject: FW: EXTERNAL: Re: Letter to oppose Variance #851-23-000556-PLNG



Lynn Tone | Office Specialist II
TILLAMOOK COUNTY | Surveyor's Office/Community Development
1510 3rd Street Ste C
Tillamook, OR 97141
Phone (503) 842-3423
Lynn.Tone@tillamookcounty.gov

From: Sarah MacDonald <stmac11@gmail.com>
Sent: Tuesday, April 9, 2024 8:15 AM
To: Lynn Tone <ltone@co.tillamook.or.us>
Subject: EXTERNAL: Re: Letter to oppose Variance #851-23-000556-PLNG

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I forgot to leave an explanation of the pictures.

#1 Exposed footing- Footings are not to be above ground they are to be buried 2 feet under, this is an exposed footing and it also is built on top of a retaining wall. The county apparently allows homes to be built on top of retaining walls now.

#2 We have lost our privacy this picture is taken from our bedroom window. If it had gone through a variance process maybe this would not have happened. This did not protect my privacy rights.

#3 The natural grade is overlooked, what a mess and the incline of the driveways is dangerous.

On Tue, Apr 9, 2024 at 8:10 AM Sarah MacDonald <stmac11@gmail.com> wrote:

Good Morning Lynn,

My Variance Letter is in the attachments along with some pictures that need to go with the letter showing the mess that is happening next to us.

Thank you for putting this in the right hands.

--

Sarah MacDonald

--

Sarah MacDonald

"House of MacDonald BNB"

To whom it may concern,

Please do not consider this Variance request #851-23-000556-PLNG

I have lived on Reeder Street for the last 20+ years. I owned the lot to the north of my home and never had any intention to sell it. When we decided to sell it, we had just verbal agreement with the buyer that he was just going to build a road up onto the lots from Crescent St, not divide them into 25 feet by 100 feet. I would never have imagined the shit mess that has become of my neighborhood. So far, we have not had any support from community development, codes and engineering requirements are not being followed at all, contractors are just not responsible. Not sure where to go other than a lawyer at this point. I am going to stand up for the neighbor that has a house next to the new construction and say hell no to the variance. If you think I'm just a turd then come by and look at the mess that you as a planning department have created next to my house, on Reeder St. I never received a variance notice for what took place, next to me and thought I had nothing to say till now. (We only heard it didn't need notice because county gave permission to divide the lots, which should have never happened without notice) You have gone against all 10 zoning standards set forth in Section 4.005 apart from #6,7 & 10. No matter how you look at this, that house cannot be built without trespassing on to the lot next door. There is no rule that says the builder can't build against the easement on the south side of the lot. So, the builder can push the foundation over to the edge of the easement that is on the 50-foot-wide lot, this will allow for the 5-foot set back on the north side of the home he will be able to build without trespassing on the neighboring property. There are a lot of Violation that have gone by unnoticed with this project as a hole. Starting with Tom Kearny, if someone would like to address them, I would be more than happy to talk with you about it. In fact, I would like to set down with the planners that allowed this to happen and ask why have you not been out to see what your decisions have produced. It is hard to imagine that we need to build like it is the last lots on the coast and we need 100 more houses to fill the quota and only 40 lots left to build on.

As stated in section 8.030 #4 - there is a reasonable alternative move the footing over to the south side next to the easement. There are no set back against the easement.

On another note the road easement on this lot is structurally unsound and the engineering is wrong. The blocks are wrong for this type of structure making my lot on the south side of this driveway easement in a dangerous environment; the wall is leaning over onto my property by over half a foot, they have not fulfilled the drainage issue onto Crescent street and their runoff continues to drain onto my lot which is 2304. The driveway continues up the hill and is not met to the natural grade and contour of the hillside. The entire back driveways are very dangerous and any car could lose control off the back and end up in Vern's house lot 2302. The county should not allow this to happen someone could be injured badly or killed. Who's fault would it be then?

Please do not approve this variance the neighborhood is already in shambles.

Tony and Sarah MacDonald

Melissa Jenck

From: Lynn Tone
Sent: Tuesday, April 9, 2024 1:48 PM
To: Melissa Jenck
Subject: FW: EXTERNAL: Variance Request #851-23-000556-PLNG

Lynn Tone | Office Specialist II
TILLAMOOK COUNTY | Surveyor's Office/Community Development
1510 3rd Street Ste C
Tillamook, OR 97141
Phone (503) 842-3423
Lynn.Tone@tillamookcounty.gov

-----Original Message-----

From: John (Jack) Hall <beezeball07@gmail.com>
Sent: Sunday, April 7, 2024 5:29 PM
To: Lynn Tone <lynn.tone@tillamookcounty.gov>
Cc: Larry Frank <lstevenfrank@gmail.com>; Paula Hall <nursepaula123@gmail.com>; Merry Gilbertson <mergilbertson@aol.com>
Subject: EXTERNAL: Variance Request #851-23-000556-PLNG

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Lynn,
Being neighbors close enough to receive a notice of the tax lot seeking a variance from a 5' to a 3' side setback, we are concerned with 3' being sufficient to satisfy SECTION 4.005 RESIDENTIAL AND COMMERCIAL ZONE STANDARDS (3) To adequately separate structures for emergency access. Is 3' really sufficient for emergency access? Further, we are concerned with the precedent that would be set in this neighborhood when there is still a lot next door to the petitioner to be developed and another right across the street, both being closer to our property. With that precedent set, they could then request variances for each lot at a point in the future.

This becomes even more concerning when one considers there was a wildfire, right across Hwy 131 from The Capes, just a couple years ago

Thank you,

John and Paula Hall
Merry Gilbertson and Larry Frank
230 Capes Dr, Oceanside, OR

Melissa Jenck

From: Lynn Tone
Sent: Thursday, April 11, 2024 7:54 AM
To: Melissa Jenck
Subject: FW: EXTERNAL: Ref: Variance Request #852-23-000556-PLNG: Miksell



Lynn Tone | Office Specialist II
TILLAMOOK COUNTY | Surveyor's Office/Community Development
1510 3rd Street Ste C
Tillamook, OR 97141
Phone (503) 842-3423
Lynn.Tone@tillamookcounty.gov

From: John Hawthorne <jbhawthorne@gmail.com>
Sent: Wednesday, April 10, 2024 12:54 PM
To: Lynn Tone <lynn.tone@tillamookcounty.gov>
Subject: EXTERNAL: Ref: Variance Request #852-23-000556-PLNG: Miksell

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

April 10, 2024

Tillamook County Department of Community Development
1510-B Third St.
Tillamook, OR 97141
Attn: Lynn Tone, DCD Office Specialist
Ref: Variance Request #852-23-000556-PLNG: Miksell

Dear Ms. Tone,

We are responding to the proposed variance noted above. We have owned and been residents of our home at 155 Reeder Street since 2003. During this time we have seen many mistakes made by builders. We have also observed many building violations that are simply overlooked. For these and other reasons, we are opposed to this variance because we feel builders measurements should be inspected very carefully before footings are poured. Denial of this variance would set a precedent for builders to be more careful that they are following the rules and that there is a consequence to their actions.

Granting the variance would be detrimental to pedestrians and force off-street parking into the street. Situations could arise when emergency vehicles would not have the access they need.

Respectfully submitted,
John and Bonnie Hawthorne

Melissa Jenck

From: Vern Needles <vrneedles@frontier.com>
Sent: Thursday, April 11, 2024 5:59 PM
To: Melissa Jenck
Subject: EXTERNAL: 851-23-000556-PLNG - Mikesell Variance
Attachments: 20240402_174509.jpeg

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]



Melissa,

These are the pictures from realty.com and also these are the lots that Mr.Mikesell had been referring to in his Exhibit 10, which you can see that one of the houses is built less than 3 feet off the property line.Which it seems like Tillamook county had giving building permits to have them built. Also, Mr. Mikesell had referred in exhibit 10, section 3.310 residential Oceanside ROS zone. What I would like to know is his house considered an infraction on this zoning whereby I thought that this zoning 3.310 is protect the neighborhood from being congested. AsTillamook county had to allow the four houses behind my house to be built and the one vacant lot. I understand that it is going to stay vacant because of the two that are on both sides of that lot not allowing him to build. Such as no room for scaffolding etc.

Mr Mikesell had applied for a building permit, which was granted to him which you know already to have 5 foot variances on north side where my house is and 28 feet variance on the South end of his property and when he poured the foundation he had full intentions, I believe to deviate from the plans and building permit that you had granted.

I certainly hope that this committee will considered not to grant Mr. Mikesell his 3 foot variance
Vern...



Melissa Jenck

From: Lynn Tone
Sent: Friday, April 12, 2024 10:40 AM
To: Melissa Jenck
Subject: FW: EXTERNAL: Variance Request #851-23-000556-PLNG: MIKESELL



Lynn Tone | Office Specialist II
TILLAMOOK COUNTY | Surveyor's Office/Community Development
1510 3rd Street Ste C
Tillamook, OR 97141
Phone (503) 842-3423
Lynn.Tone@tillamookcounty.gov

From: Kurt Christensen <kurssat@hotmail.com>
Sent: Thursday, April 11, 2024 8:53 PM
To: Lynn Tone <lynn.tone@tillamookcounty.gov>
Subject: EXTERNAL: Variance Request #851-23-000556-PLNG: MIKESELL

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Lynn Tone,

Please consider this my formal response to the variance request in the subject line on Crescent Ave.

I am apposed to the variance for multiple reasons including:

- Safety issues having two structures so close in proximity. This could easily result in a fire spreading from one dwelling to another. Earthquake damage (I have lived through an earthquake where debris from one dwelling damaged the other building). The inability for emergency responders to access all sides of the property, etc. etc. etc. Frankly, this only sets up the county and the contractor for potential lawsuits.
- Reduced ability of the neighboring property to access their own building for repairs, maintenance, etc. This would not only be a safety issue but would likely result in increased costs for the existing adjacent home owner to have a contractor rig up appropriate scaffolding, or provide other specialty equipment to access and accommodate the confined work spaces.
- It violates the existing codes that we all had to comply with in order to build here. Frankly this would set a precedent that could snowball and inundate your office to many other future variances.
- The Contractor was aware of the restrictions in advance and knew the risk and consequences of proceeding ahead. Frankly, this is a classic example of do it and then ask for forgiveness or in this case, a variance, later.
- There are other reasons that come to mind but I will keep this short and not waste your time with a long list.

Thank you for your time and consideration in this matter.
Best regards,

Kurt & Lorna Christensen
West Avalon full time residents and recipients of the Variance notice

Melissa Jenck

From: Lynn Tone
Sent: Friday, April 12, 2024 1:36 PM
To: Melissa Jenck
Subject: FW: EXTERNAL: Fw: 851-23-000556-PLNG - Mikesell Variance
Attachments: 20240402_174509.jpeg



Lynn Tone | Office Specialist II
TILLAMOOK COUNTY | Surveyor's Office/Community Development
1510 3rd Street Ste C
Tillamook, OR 97141
Phone (503) 842-3423
Lynn.Tone@tillamookcounty.gov

From: Vern Needles <vrneedles@frontier.com>
Sent: Thursday, April 11, 2024 6:43 PM
To: Lynn Tone <lynn.tone@tillamookcounty.gov>
Subject: EXTERNAL: Fw: 851-23-000556-PLNG - Mikesell Variance

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

If you don't receive a comment with the pictures, Melissa Jenck has the concern letter

Vern...

----- Forwarded Message -----

From: Vern Needles <vrneedles@frontier.com>
To: Lynn Tone <lynn.tone@tillamookcounty.gov>
Sent: Thursday, April 11, 2024 at 06:38:48 PM PDT
Subject: Fw: 851-23-000556-PLNG - Mikesell Variance

Try this again
With letter attached

Vern...

----- Forwarded Message -----

From: Vern Needles <vrneedles@frontier.com>
To: Melissa Jenck <melissa.jenck@tillamookcounty.gov>

Sent: Thursday, April 11, 2024 at 05:58:55 PM PDT

Subject: 851-23-000556-PLNG - Mikesell Variance

Melissa,

These are the pictures from realty.com and also these are the lots that Mr.Mikesell had been referring to in his Exhibit 10, which you can see that one of the houses is built less than 3 feet off the property line.Which it seems like Tillamook county had giving building permits to have them built. Also, Mr. Mikesell had referred in exhibit 10, section 3.310 residential Oceanside ROS zone. What I would like to know is his house considered an infraction on this zoning whereby I thought that this zoning 3.310 is protect the neighborhood from being congested. AsTillamook county had to allow the four houses behind my house to be built and the one vacant lot. I understand that it is going to stay vacant because of the two that are on both sides of that lot not allowing him to build. Such as no room for scaffolding etc.

Mr Mikesell had applied for a building permit, which was granted to him which you know already to have 5 foot variances on north side where my house is and 28 feet variance on the South end of his property and when he poured the foundation he had full intentions, I believe to deviate from the plans and building permit that you had granted.

I certainly hope that this committee will considered not to grant Mr. Mikesell his 3 foot variance
Vern...



Melissa Jenck

From: Lynn Tone
Sent: Wednesday, April 17, 2024 8:40 AM
To: Melissa Jenck
Subject: FW: EXTERNAL: Fwd: 851-23-000556-PLNG - Mikesell Variance

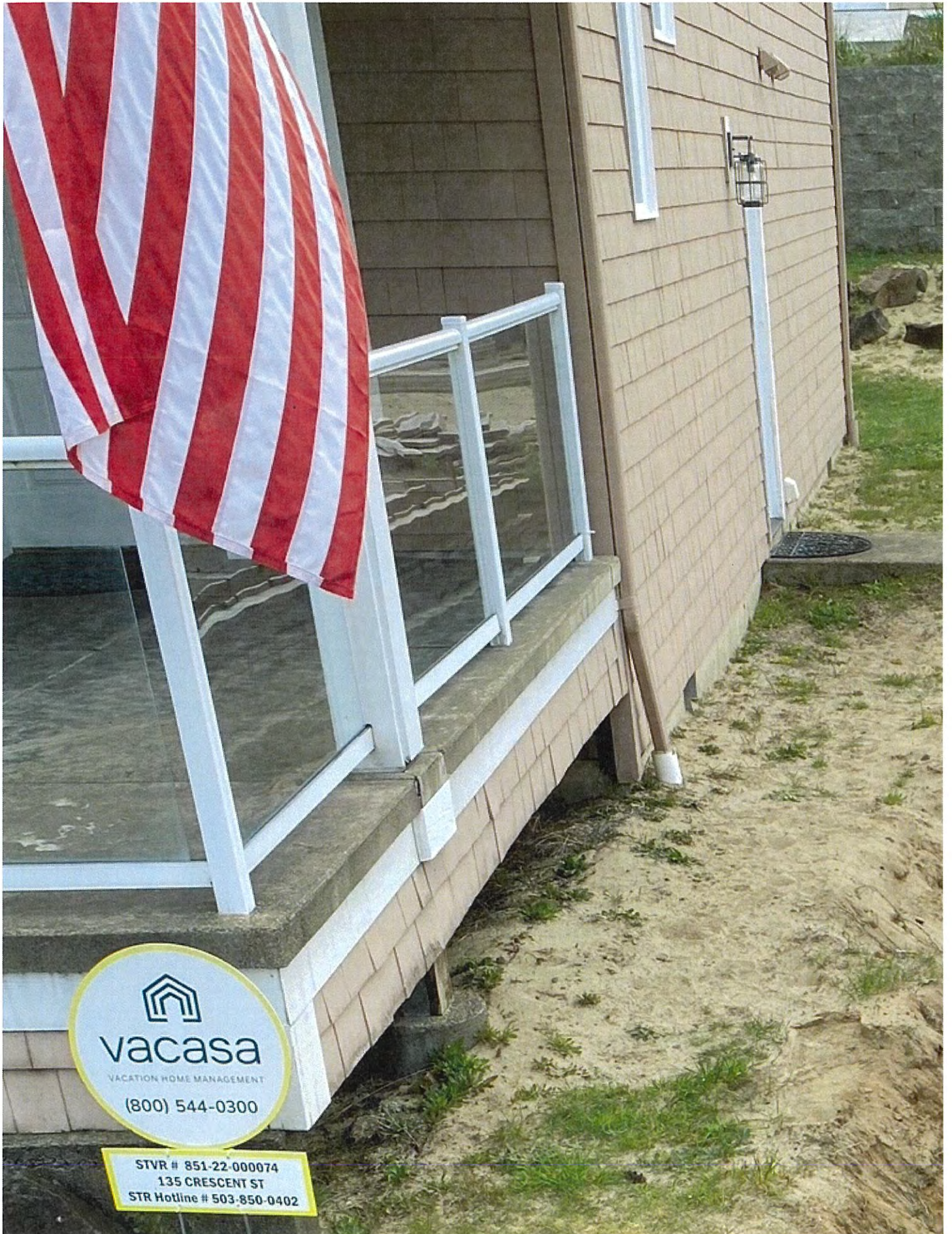


Lynn Tone | Office Specialist II
TILLAMOOK COUNTY | Surveyor's Office/Community Development
1510 3rd Street Ste C
Tillamook, OR 97141
Phone (503) 842-3423
Lynn.Tone@tillamookcounty.gov

From: Vern Needles <vernneedles@gmail.com>
Sent: Wednesday, April 17, 2024 7:26 AM
To: Lynn Tone <lynn.Tone@tillamookcounty.gov>
Subject: EXTERNAL: Fwd: 851-23-000556-PLNG - Mikesell Variance

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Pictures of property
line




vacasa
VACATION HOME MANAGEMENT
(800) 544-0300

STVR # 851-22-000074
135 CRESCENT ST
STR Hotline # 503-850-0402

Sent from my iPhone

Begin forwarded message:

From: Jon and Leah Way <jway@att.net>
Date: April 17, 2024 at 7:11:36 AM PDT
To: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Cc: Lynn Tone <Lynn.Tone@tillamookcounty.gov>, vernneedles@gmail.com
Subject: RE: 851-23-000556-PLNG - Mikesell Variance

Good morning Melissa,

Have you sent anyone to 115 Crescent Street to survey the poured foundation? I did say poured, ahead of your approval for a variance! Are you aware of the elevation difference between our home at 135 Crescent Street and 115 Crescent Street?

The poured foundation at 115 Crescent Street is substantially lower than our property; which, by the way, is currently less than 8' away. I do not see anywhere that a retaining wall is to be built by the Miskell's to protect our foundation as the slope between the foundations would be very steep. Our easement would erode to the point of jeopardizing the integrity of its design and purpose. It seems that the planning department is not doing its job. At the minimum, a geological assessment and an accompanying engineering report to propose the bare minimum of what needs to be in place to protect our property easement and its design and purpose should be required by the planning department.

I also want to know that if you OK the Miskell's variance request, how would the planning department justify a 30' tall proposed home with such a small easement? How is the home to be built? How is it to be maintained? What if there was a fence on our property, how does a builder get the job done? How can Fire/Rescue gain access to a 30' tall structure? Again, is the planning department discerning what the Miskell's are proposing?

I would like answers to these questions before you even consider debating to grant a variance to the Miskelli's. It just seems like common sense to address these, and previous concerns provided to you by me and other concerned home owners. More work needs to be done by the planning department. You just can't issue a variance without full disclosure to these concerns and how the Miskelli's would proceed to meet these concerns.

Sincerely,
Jon Way

From: Jon and Leah Way [<mailto:jway@att.net>]
Sent: Friday, March 29, 2024 8:36 PM
To: 'Melissa Jenck'
Cc: 'Lynn Tone'; 'vernneedles@gmail.com' (vernneedles@gmail.com)
Subject: RE: 851-23-000556-PLNG - Mikesell Variance

3-29-2024

Dear Melissa,

My name is Jon Way. I, and my wife Leah, are one of the joint owners at 135 Crescent Street in Oceanside. The other owners are Vern and Renata Needles.

I am not sure if the comment period has opened for this variance review. If so, I have the following comments:

We need to make the following disclaimer: we are not city planners; we are not contractors; we are not engineers; we are not property or land assessors. We are just a retired couple concerned with the project underway next-door at 115 Crescent Street.

There are so many docs over several years. See attached. NOWHERE in this pdf do I find a document separating lot 3 and 4. As far as I can tell, this is a single 50' wide lot and should be subjected to 5' setbacks....

Here is my concern. The easement road is bowed into lot 4. The current, poured foundation at 115 Crescent Street has easement issues with both the retaining wall and our house. The foundation is not parallel with either the wall or our house. The easement at the front left of 115 Crescent is 3' while narrowing to well below 3' at the left rear. **Someone from the planning department needs to go on-site and check. A proposed 30' tall home needs to have that 3' setback, at a minimum!**

I believe the following excerpt says enough about our concerns and that these regulations were adopted for just such a reason.

SECTION 8.030: REVIEW CRITERIA

ARTICLE IV

SUPPLEMENTARY REGULATIONS

SECTION 4.005: RESIDENTIAL AND COMMERCIAL ZONE STANDARDS

PURPOSE: In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards are the following:

- (1) To ensure the availability of private open space;
- (2) To ensure that adequate light and air are available to residential and commercial structures;
- (3) To adequately separate structures for emergency access;

Thank you Melissa for keeping us informed and including these comments and concerns to the variance review.

From: Melissa Jenck [<mailto:Melissa.Jenck@tillamookcounty.gov>]

Sent: Friday, March 29, 2024 10:09 AM

To: Melissa Jenck

Cc: Lynn Tone

Subject: 851-23-000556-PLNG - Mikesell Variance

Good morning,

Please see the Variance Request for Christian Mikesell to reduce a non-street side yard setback.

The application, notice and associated materials can be found on the Tillamook County Land Use Application page [here](#).

Thank you,

*** Please note that the Tillamook County domain has changed, and my email address is now Melissa.Jenck@tillamookcounty.gov so please update your contact information as needed. Thank you. ***



Melissa Jenck (she/her) | Senior Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x 3301
Melissa.Jenck@tillamookcounty.gov

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The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.tillamookcounty.gov/commdev> to access the appointment scheduler portal.

Melissa Jenck

From: Jon and Leah Way <jway@att.net>
Sent: Friday, March 29, 2024 8:36 PM
To: Melissa Jenck
Cc: Lynn Tone; vernneedles@gmail.com
Subject: EXTERNAL: RE: 851-23-000556-PLNG - Mikesell Variance
Attachments: planning application.pdf

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3-29-2024

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- (2) To ensure that adequate light and air are available to residential and commercial structures;
- (3) To adequately separate structures for emergency access;

Thank you Melissa for keeping us informed and including these comments and concerns to the variance review.

From: Melissa Jenck [mailto:Melissa.Jenck@tillamookcounty.gov]
Sent: Friday, March 29, 2024 10:09 AM
To: Melissa Jenck

Cc: Lynn Tone

Subject: 851-23-000556-PLNG - Mikesell Variance

Good morning,

Please see the Variance Request for Christian Mikesell to reduce a non-street side yard setback.

The application, notice and associated materials can be found on the Tillamook County Land Use Application page [here](#).

Thank you,

*** Please note that the Tillamook County domain has changed, and my email address is now Melissa.Jenck@tillamookcounty.gov so please update your contact information as needed. Thank you. ***



Melissa Jenck (she/her) | Senior Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x 3301
Melissa.Jenck@tillamookcounty.gov

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The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.tillamookcounty.gov/commdev> to access the appointment scheduler portal.



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	
Fees:	
Permit No:	
851-____-____-PLNG	

Applicant (Check Box if Same as Property Owner)

Name: Christian Mikesell Phone: 503.354.4094

Address: 512 Collins Dr.

City: Tillamook State: OR Zip: 97141

Email: christian.c.mikesell@gmail.com

Property Owner

Name: Christian Mikesell Phone: 503.354.4094

Address: 512 Collins Dr.

City: Tillamook State: OR Zip: 97141

Email: christian.c.mikesell@gmail.com

Request: I am asking for a variance on the side yard setback from 5' to 3'.

Type II

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
- Development Permit Review for Estuary Development
- Non-farm dwelling in Farm Zone
- Foredune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception
- Nonconforming Review (As deemed by Director)
- Variance (As deemed by Director)

Type IV

- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

Site Address: 115 Crescent St

Map Number: 15 10 3000 2303
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Property Owner Signature (Required): [Signature]
 Applicant Signature: [Signature]

Date: Nov. 21st, 2023
 Date: Nov. 21st, 2023

SECTION 8.030: REVIEW CRITERIA

A VARIANCE shall be granted, according to the procedures set forth in Section 8.020, if the applicant adequately demonstrates that the proposed VARIANCE satisfies all of the following criteria:

- (1) Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met. Such circumstances may not be self-created.
- (2) A VARIANCE is necessary to accommodate a use or accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.
- (3) The proposed VARIANCE will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.
- (4) There are no reasonable alternatives requiring either a lesser or no VARIANCE.

ARTICLE IV SUPPLEMENTARY REGULATIONS SECTION 4.005: RESIDENTIAL AND COMMERCIAL ZONE STANDARDS

PURPOSE: In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards are the following:

- (1) To ensure the availability of private open space;
- (2) * To ensure that adequate light and air are available to residential and commercial structures;
- (3) To adequately separate structures for emergency access;
- (4) * To enhance privacy for occupants of residences;
- (5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;
- (6) To ensure that driver visibility on adjacent roads will not be obstructed;
- (7) * To ensure safe access to and from common roads;
- (8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;
- (9) * To separate potentially incompatible land uses;
- (10) To ensure access to solar radiation for the purpose of alternative energy production.

To the Planning & Zoning Dept., the County Commissioners, and to whom it may Concern.

I am writing to you regarding my property at 115 Crescent St. Oceanside, OR 97134 (1S 10 30CD 2303). It came to my attention on Nov. 16th, 2023 that the new Single-Family Dwelling (SFD) I was in the process of building requires a 5' side setback. When I purchased this property from Tom Kearney, the Site Plan I received with the Permit Package had a Site Plan that showed a 3' side setback and I began building according to the approved, stamped & signed set of plans.

I am asking for a 3' side setback in the form of a variance. I understand that the size of property I currently have is .11 acres and excludes it from Section 4.100: General Exception to Lot Size Requirements located in Tillamook County Land Use Ordinance Article 4. This was not always the case, in **Exhibit 1**, effective date 08/04/2020, four tax lots were segregated; including mine of 2303 into 2303 & 2315, by the old owner/developer Tom Kearney. On Sept 4th, 2020 Tom Kearney had received **Exhibit 2**, that documented the Geo Hazard Report for tax lot 2303 & 2315 as being separate. On Sept 6th, 2020 **Exhibit 3** shows lot 4 (2315) has a 3'x99' encroachment onto lot 3 (2303) equaling 297 sq ft. It documents all the zoning from Section 4.100 of Tillamook County Land Use Ordinance for Small Lot Criteria. In this situation, the lot qualifies as a small lot because Lot 4 (2315) is 2,797 sq ft. On Sept 23rd, 2020, Tom Kearney applied to Tillamook County Public Works for 9 separate lots, 2 of which included mine (2315 & 2303), **Exhibit 4**. Attached is **Exhibit 5**, which is the Site Survey, done by S&F Land Services that shows all of these lots that are in this Development as well as the sizes of said lots.

On Oct 5th, 2020, **Exhibit 6,7,8,9 & 10** were all submitted to the Tillamook County Community Development to undergo the process of getting building permits. **Exhibit 6,7,8 & 9** all show they were applied for and approved as small lots between the dates of April 28th, 2021—to April 30th, 2021. My property of tax lot 2315 Lot 4, applied for the same small lot exception found in Section 4.100, the same the neighboring development properties, but was denied and told that it only qualified to apply to Section 4.110: Exceptions to Yard Setback Requirements located in Tillamook County Land Use Ordinance Article 4. The reason stated was that the house was too big to meet the criteria of a small lot.

In Section 4.100: (6) "The permitted living space as determined by the Building Official shall be no more than 50% of the square footage of the lot or 1,200 square feet, whichever is larger..." In Exhibit 9, my building permit states that I have 1,636 sq ft, as required in Section 4.100: (6) my project is too big to qualify as a small lot which includes the 3' side setback. But in **Exhibits 6,7,8 & 9**; each building permit states that each house has 1,626 sq ft, so applying the same Section 4.100: (6), every single one of the other projects are also too large to qualify as a small lot which includes the 3' side setback.

On April 1st, 2022 **Exhibits 7 & 8**, were issued new building permits to the now builder. On April 26th, 2022, **Exhibit 6**, was issued a new building permit to the now builder. And on October 5th, 2022, **Exhibit 9**, was issued a new building permit to the now builder. All of these houses are moving right along, over a year into each respective project. All four have the exteriors fully finished and nearly all four are fully dry walled on the interiors or further.

On April 7th, 2023, **Exhibit 10** was issued a new building permit. The sale of this property was completed on August 14th, 2023 when I paid Tom Kearney in full. I transferred ownership of the properties permits on August 28th, 2023. Because a precedent was set for the 4 new houses being built to my East in this development, I ask for the 3' side yard setback.

Section 8.030, REVIEW CRITERIA

A VARIANCE shall be granted, according to the procedures set forth in Section 8.020, if the applicant adequately demonstrates that the proposed VARIANCE satisfies all of the following criteria:

Section 8.030: (1) Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if applicable standards were to be met. Such circumstances may not be self-created.

RESPONSE: Section 8.030: (1) This property requires a variance due to the dimensional circumstance of this property. The original small lot is situated between an existing house and a now existing driveway easement. The 3' side variance would accommodate a SFD to exist that would match similarly to the current homes being built to the East of this location.

Section 8.030: (2) A VARIANCE is necessary to accommodate a use or accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.

RESPONSE: Section 8.030: (2) A variance is necessary to accommodate the use of a new SFD on the parcel that will be similar in appearance and style of the other new homes in this current development. All of these SFD (Fill-in or Row Houses), all have been granted a 3' side setback and are all currently approved to be built in ROS (Residential Oceanside Zone).

Section 8.030: (3) The proposed VARIANCE will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.

Response: An approved variance will fully comply with the earlier homes designed and planned in this certain development and following in order is how my variance will comply with Section 4.005 to preserve the rights of all neighbors and allow them to continue enjoying their land.

SECTION 4.005: RESIDENTIAL AND COMMERCIAL ZONE STANDARDS

PURPOSE: In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards are the following:

(1) To ensure the availability of private open space;

Response: Section 4.005: (1) An approved variance would keep intact the availability of private open space for any of the neighbors. It will be similar to all other residences that has its own private yard or garden.

(2) To ensure that adequate light and air are available to residential and commercial structures;

Response: Section 4.005: (2) An approved variance would ensure that adequate light and air remain available to residential & commercial structures by not removing any trees or any other item that could negatively impact any neighbors. Also, this property will still be 7-8' away, with approved 3' variance, from the only immediate neighbor's home and will still ensure they have access to light and air flow.

(3) To adequately separate structures for emergency access;

Response: Section 4.005: (3) An approved variance will adequately separate structures for emergency access. There will be approximately 7-8 feet in between the current neighbor's home and my proposed home.

(4) To enhance privacy for occupants of residences;

Response: Section 4.005: (4) An approved variance will enhance privacy for occupants of residences by approving the use of a new SFD that was previously approved in this development.

(5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;

Response: Section 4.005: (5) An approved variance will ensure that all private land uses that can be reasonably expected to occur on private land, can be entirely accommodated on private land—including a 2-car garage, a concrete driveway and private open spaces on every side of the house.

(6) To ensure that driver visibility on adjacent roads will not be obstructed;

Response: Section 4.005: (6) An approved variance will ensure that driver visibility on adjacent roads will not be obstructed. There is currently 14' County setback from edge of road as well as minimum 10' of front yard setback. This allows 24' minimum of unobstructed view in the front of my property to the edge of road.

(7) To ensure safe access to and from common roads;

Response: Section 4.005: (7) An approved variance will maintain safe access to and from common roads by not interfering with any current path to the front main road and not squeezing the house to within 6"-8" of the retaining wall easement.

(8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;

Response: Section 4.005: (8) An approved variance will ensure that pleasing views are neither unreasonably obstructed or obtained because there is already a current height restriction. My project's proposed height is 4'6" below maximum allowed by ROS zoning in Section 3.310. The back yard neighbors are all on a land shelf that is 12-15 feet above the grade of my yard.

(9) To separate potentially incompatible land uses;

Response: Section 4.005: (9) An approved variance of the 3' side yard setback will not impact other land uses.

(10) To ensure access to solar radiation for the purpose of alternative energy production.

Response: Section 4.005: (10) An approved variance will keep intact access to solar radiation for the purpose of alternative energy production, and would not interfere with any neighbors' potential solar panel roof application.

Section 8.030: (4) There are no reasonable alternatives requiring a lesser or no variance. When I received the phone call about the error from the County, I had already owned the property for 3 months and had the renewed permits in my name for 2-1/2 months. I already had the jobsite excavated, paid for the Service Development Charges to Netarts Water District and to Netarts-Oceanside Sewer District. My footings had been inspected and poured, and all of the stem wall forms, including the 2x 10' tall structural concrete shear walls, with all required rebar and hold-downs in place for concrete, had been approved earlier that day.

The 2 options to meet this 5' side yard setback would include:

Option (1) Jack-hammering & demolition of all current forms and rebar, current concrete footings and accompanied rebar, digging 2' further on the South side towards the current gravel/retaining block driveway easement, which is currently between 2'6" – 2'8" (**Exhibit 11,12 & 13**) from my present location. I would have to stabilize the retaining block/driveway from attempting to slough off when adjusting my house to 6" – 8" in between proposed house & easement.

Option (2) Make the whole house 2' narrower on the North side. In turn, I would need to remove the North side forms which consist of 1x 10' tall structural concrete shear wall (**Exhibit 14**), cutting the footings, jack-hammering the whole north footing and 2' south on each end, removing all concrete/metal rebar and pouring new footings 2' south with all required 1/2", 5/8", 3/4" thick rebar in all required locations (**Exhibit 15**). This would only work if engineer approves (?) cold joint concrete connection in the front of house where the required oversized structural footing is located. This cutting 2' of the house's width would also negate the currently approved drawings & structural engineering. The 2' reduction would require redrawing all living space floor plans as well as engineering. This in turn would render the approved plans/permits/engineering to be useless and require me to start the whole building permit/ plan drafting/ structural engineering process all from the beginning.

In conclusion, I have honestly not dealt with Tillamook County Community Development for a long period of time. I moved about 2 years ago to Tillamook and have started doing Spec-home SFD's. In all the time that I have been dealing with TCCD, I have only had the best help. Because of this variance process, I now have a small in-depth knowledge of just one aspect of the process of what it takes to help a county grow responsibly and appropriately. This 5' side yard setback has created a problem for my family's income and my professional workload. I am the only worker in my company, so I don't have the

option to take multiple jobs like many other contractors and I am now at a complete standstill while this all takes place to find a resolution.

I ask again for an approved and expedited variance of 3' side yard setback.

Thanks for your time,

Christian Mikesell
Mikesell Construction LLC CCB# 205935
512 Collins Dr, Tillamook, OR 97141
503.354.4094



DEPT. OF COMMUNITY DEVELOPMENT,
BUILDING SECTION
TILLAMOOK COUNTY

Land of Green, Trees and Ocean Breeze

Permit # 85123001978
 Plumbing Permit # _____ PL
 Electrical Permit # _____ ELEC
 Electrical Permit # _____ TEMP
 Mechanical Permit # _____ MECH

DATE: 9-28-23
 CONTRACTOR: M. Veen PHONE # 503-354-4084
 OWNER: M. Veen ISSUED FOR: NEW SFD
 LOCATION: 115 N. W. 1st St. T. 12 S. R. 10 S 3000 2313
 TEMPORARY POWER _____ ELECTRIC SERVICE _____

WATER SUPPLY _____ SEWER _____ RAIN DRAINS _____
 GEO REPORT FOR FOOTING INSPECTION _____
 FOOTING: SKV CONCRETE ENCASED ELECTRODE: SKV
 FOUNDATION WALLS: SKV 11/15/23
 SETBACKS VERIFIED: SKV 11/12/23

- UNDER FLOOR _____
 1. FRAMING _____
 2. PLUMBING _____
 3. MECHANICAL _____

Items 1 through 3 above must be completed and approved before continuing!

SHEAR WALLS _____
 ROUGH PLUMBING _____
 ROUGH ELECTRICAL _____
 ROUGH MECHANICAL (shall be installed and inspected at framing inspection) _____
 FRAMING _____
 HEIGHT AFFIDAVIT _____
 INSULATION _____
 FINAL _____

1. FINAL ELECTRICAL Final Electrical must pass before Occupancy Approval _____
 2. FINAL PLUMBING Final Plumbing must pass before Occupancy Approval _____
 3. FINAL MECHANICAL Final Mechanical must pass before Occupancy Approval _____
 4. POST ELEVATION CERTIFICATE From a Licensed Surveyor _____

Items 1 through 4 above must be completed and approved before FINAL OCCUPANCY INSPECTION

FINAL CITY ZONING APPROVAL _____
 FINAL OCCUPANCY APPROVAL (Structural Inspector) _____

RESIDENTIAL INSPECTION CARD

Tillamook County
2023 Real Property Assessment Report
 Account 399390

Map 1S1030CD02303
 Code - Tax ID 0914 - 399390

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr Multiple Lots - See legal report for full description

Mailing MIKESELL, CHRISTIAN C
 512 COLLINS DR
 TILLAMOOK OR 97141

Deed Reference # 2023-2262
 Sales Date/Price 05-19-2023 / \$99,000
 Appraiser EVA FLETCHER

Property Class 100 MA SA NH
 RMV Class 100 08 OV 805

Site	Situs Address	City
	115 CRESCENT ST	COUNTY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0914	Land	83,430			Land	0
	Impr	0			Impr	0
Code Area Total		83,430	88,640	83,430		0
Grand Total		83,430	88,640	83,430		0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0914	0	<input checked="" type="checkbox"/>		ROS	Market	112	0.11 AC		83,430
Code Area Total							0.11 AC		83,430

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	

Exemptions / Special Assessments / Notations									
Notations									
<ul style="list-style-type: none"> ▪ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2007 ▪ MULTI LOT-SINGLE LOT VALUE ADDED 2021 									

Comments 6/9/05 Road, sewer, water, are now available on the property. gb
 04/27/06 - Reviewed 01' adjudicated value. Land already at market from 05' valuation, KL.
 12/29/11 Land Reappraisal, tabled land.LM
 2/22/13 Changed to 1 homesite per CCRs.LM
 08/04/20 Due to a segregation, a portion of taxlot 2303 will be carried into new taxlot 2315. Brought to market and apportioned MAV.ef
 02/24/21 Combined TL 2315 into TL 2303. Brought to market and combined MAV.ef
 1/10/22 South half of lot now appears to be access for neighboring lots, reduced size adjustment to reflect usable space.BB

Exhibit 1

Horning Geosciences

808 26th Avenue, Seaside, OR 97138

Ph./FAX: (503)738-3738

Email: horning@pacifier.com



September 6, 2020

Exhibit 2

Tom Kearney
2374 NW Birkendene Street
Portland, OR 97229

RE: Conformance Letter for Geologic Hazard Report; a nine-lot development; Map 1S 10W 30CD, Tax Lots 2207, 2303, 2306, 2307, and 2308; (also known as Avalon Subdivision, Blocks 18 Lots 13, 14, 15, 16, 17, 18, and Lots 3 & 4; and Block 19, Lots 20, 21, and 22); Oceanside, Tillamook County, Oregon

Dear Tom:

I have reviewed your development plans for the above-referenced properties for conformity with recommendations in the geologic hazard report. Copies of the plan are provided in Figures 2 and 3, and a copy of the plans with present topography superimposed is provided in Figure 1. Improvements are described and color coded. Superimposing the topography allows comparison of finished post-development grades against pre-development landscapes so that cuts and fills may be estimated. Also provided in Figure 4 is a generalized concept diagram for a cement block and geotextile fabric retaining wall, plus a description of constructing access roads and driveways.

Present and finished final elevations are described in Figures 1 through 3. Requirements for compacting sand are made and are referenced to the geologic report. Infiltration trenches are identified. Placement of walls conforms to recommendations for position setback from or below an included foundation support surface.

Infiltration trenches are adequately identified and located.

It is made clear that road beds should be compacted to the same standards as for beneath building foundations. The compacted sand should extend at least 2 ft beyond the edge of the road bed asphalt.

Based on the above discussion and review of the construction plans, it is my opinion that the plans conform to requirements of the geologic hazard report.

Please call or write if there are questions.

Thomas S. Horning, CEG
Horning Geosciences



Expires: 7/1/21

Tillamook County



PUBLIC WORKS DEPARTMENT

503 Marolf Loop Road
Tillamook, Oregon 97141
Roads (503) 842-3419
Solid Waste (503) 815-3975
FAX (503) 842-6473
Email: pubwks@co.tillamook.or.us
TTY Oregon Relay Service

Land of Cheese, Trees and Ocean Breeze

September 28th, 2020

Tom Kearney
2374 NW Birkendene St.
Portland, OR 97229

RE: Road Approach Permit #6340
Crescent Street; Tillamook County Maintained Road #3216
T01S R10W Sec. 30CD, Tax Lot #2315

Dear Tom:

Tillamook County Engineering staff review of your Road Approach Permit Application and a field site evaluation is complete with the following conclusion.

This permit is issued to authorize the construction of one new road approach to access the tax lot as identified on the above noted Tillamook County Assessor's map, a copy of which is marked up and included as part of this permit. The road approach approved under this permit is a preliminary to any permanent construction or installation which will be required to be reviewed and appropriate land use and development permits issued by the Tillamook County Department of Community Development.

No portion of the right of way of Crescent Street is to be used for over night or weekend storage of materials, equipment or extended daytime staging. Any material staged is required to be processed onto the subject parcel in a timely manor subject to condition #2 below.

Due to the quality of the substrate road fabric will be required.

By this reference, your signed application and proposed road approach plan are incorporated into this permit.

Road Approach permit #6340 is **Approved** with the following conditions:

1. With the issuance of this Road Approach Permit it is the sole responsibility of the applicant to verify and comply with all local, state, and federal land use regulations and related permit requirements. The issuing of this Road Approach Permit in no way relieves the applicant from applicable land use laws or regulations that may pertain to the lands accessed by the construction of the herein approved road approach.
2. Blocking any road under Tillamook County Jurisdiction for more than 30 minutes is considered a road closure that must be authorized by the Public Works Department preceded by appropriate residential and emergency service notification. As the permit holder you are required to receive prior authorization from public works for any road closure.
3. A pre-construction site meeting is required to be scheduled between myself and the contractor to finalize driveway grade and alignment.

Exhibit 4

4. Road Approach construction materials and geometry are defined on the attached specification sheet and should be followed carefully. Storm water control as depicted on the submitted site plan is approved by the public works department for construction.
5. FINISHED grade of the approach from the existing edge of the County Road to the Right of Way line is to be -2%.
6. No concrete work or landscaping is allowed in the county right of way without prior approval.

IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO ARRANGE FOR ANY NECESSARY UTILITY LOCATES PRIOR TO EXCAVATION.

ATTENTION: 2007 Oregon Revised Statutes Chapter 757, requires you to follow rules adopted by the Oregon Utility Notification Center (OUNC). Those rules are set forth in Oregon Administration Rules Chapter 952, Division 1. You may obtain copies of the rules by calling 811 or logging on to the O.U.N.C. website at <http://www.digsafelyoregon.com/>

Before commercial use of the road approach, all improvements of the road approach shall be completed, except paving. [As stated in Ordinance #44 on page 6 & 7, Section V-E.]

Applicant or their contractor shall contact this office with a 48-hour advance notice for inspections as required prior to accessing the structure.

- A. Phase I inspection is for sub-grade prior to rock base and verification of the sight distance.
- B. Phase II inspection of completed rock base and approach grade.
- C. Final Completion of all requirements by 18 months from date of issue.

No structures, fencing, concrete, masonry, brickwork, landscaping, nor roadside hazards are permitted within the road right-of-way. All mailboxes must meet approved "break-a-way" standards for impact by vehicles.

If you have any questions, please feel free to contact or leave a message for Tillamook County Public Works at the above number between the hours of 8:00 a.m. and 4:30 p.m. Monday thru Thursday.

Sincerely,



Jasper J. Lind
Engineering Technician

Cc: Sarah Absher, Trish Bush, & Sheila Shoemaker, Department of Community Development, by email
James Aman, Matt Andrus, Jeanette Arnold, & Zachary Hudspeth, TPUD, by email
Chet Parker, CenturyLink, by email
Bryant Sheldon, Christopher Palmer, Charter, by email
Dan Mello, Netarts-Oceanside Sanitary District, by email
Cody Hobbs, Netarts Water District, by email

Exhibit 4

Application Permit No. 6340 Road No. 3216

ROAD APPROACH APPLICATION AND CONSTRUCTION PERMIT

NOTICE

Applicant must be the person, representative of the firm or corporation having the legal ownership of the property to apply for a Road Approach Permit. Such legal right is vested only in the owner of the property abutting the highway or the holder of an easement or similar right to construct and use an approach road upon the abutting property.

PROPOSED USE: SINGLE FAMILY RESIDENCE COMMERCIAL

TOWNSHIP 15 RANGE 10 WEST, W.M. SECTION 30CD TAX LOT NO. 2315, lot 4

Ocean Crest Rentals LLC / Thomas Kearney
(NAME OF APPLICANT/PROPERTY OWNER)

2374 NW Bickendene St, Portland OR 97229
(MAILING ADDRESS AND PHONE NUMBER)

tKearney2@hotmail.com " 503.475.1406
(EMAIL ADDRESS)

Crescent Street
(NAME OF STREET OR ROAD TO BE ACCESSED)

NO CONSTRUCTION SHALL BE ALLOWED ON THE APPROACH ROAD UNTIL THIS APPLICATION HAS BEEN ISSUED BY THE DEPARTMENT OF PUBLIC WORKS.

This application is made pursuant to O.R.S. Chapter 374 and Tillamook County Ordinance #44 (see Ordinance #44 for detailed information).

The APPLICANT SHALL PROVIDE A MAP accompanying this application showing the following information:

- The road right-of-way lines;
- The location of the traveled road in the road right-of-way;
- All existing and proposed road approaches;
- All existing and proposed structures;
- The existing and proposed drainage ditching and culverts
- The distance from the center of the road approach to the nearest property corner.

THE PROPOSED APPROACH ROAD LOCATION MUST BE STAKED AND FLAGGED ON THE SITE. A \$583.00 fee will be required at the time of application. **DOUBLE FEES SHALL BE ASSESSED FOR ANY APPLICATION RECEIVED AFTER CONSTRUCTION HAS ALREADY STARTED.** If additional trips are required because the site is not staked or flagged an additional fee of \$25.00 for each trip can be assessed.

PRIOR TO ISSUING THE PERMIT THE PUBLIC WORKS DEPARTMENT OF THE COUNTY WILL INSPECT THE SITE for proper drainage, traffic hazards and general acceptability.

REVISED 01/2017

check # 1005 Exhibit 4

THE APPROACH ROAD CONSTRUCTION SHALL COMMENCE BY THE APPLICANT AS DIRECTED BY THE COUNTY AND INSPECTED FOR COMPLETION IN THE FOLLOWING PHASES:


PHASE I: Clearing of the site, ditch excavation and subgrade of the approach. The applicant shall request an inspection for approval, prior to proceeding with Phase II construction.

PHASE II: Installing the culvert, placing all rock base. The applicant shall request an inspection for approval. PHASE II MUST BE COMPLETED PRIOR TO CONSTRUCTION ACCESS.


FINAL PHASE: Paving. After the paving, the applicant shall request a final inspection for approval.

In consideration of the applicant's agreement to comply in all respects with the regulation of Tillamook County, permission is hereby granted for construction described in the above application and in the instructions attached hereto and by this reference made a part hereof to same extent as if set forth in full. The applicant shall make all corrections as directed. Applicant agrees to save and hold harmless the County from any and all liability of whatever kind or nature arising or to arise by reason of issuance of this construction permit, the issuance thereof being for the sole benefit of applicant. Applicant is responsible to obtain all approvals or permits from other government agencies having jurisdiction affected by the proposed road approach construction site, i.e., wetlands; urban growth; riparian areas; access to county road within city.

The entire expense of maintaining said approach road shall be borne by applicant. If in the event of the reconstruction or widening of any highway, it becomes necessary to remove, alter or reconstruct the approach road constructed under authority of this permit, the cost of such removal or replacement to a like width and condition will be borne by the County. Any widening or other improvement of the approach road at the applicant's request shall be done only under authority of a new permit and at the expense of the applicant.

 9-23-20
APPLICANT (PROPERTY OWNER ONLY) DATE

FOR DEPARTMENT USE ONLY

APPLICATION APPROVED:  09/28/2020
PUBLIC WORKS DEPARTMENT DATE

PHASE II COMPLETION REQUIRED BY: _____ COMPLETED: _____

(Phase II must be completed prior to construction access)

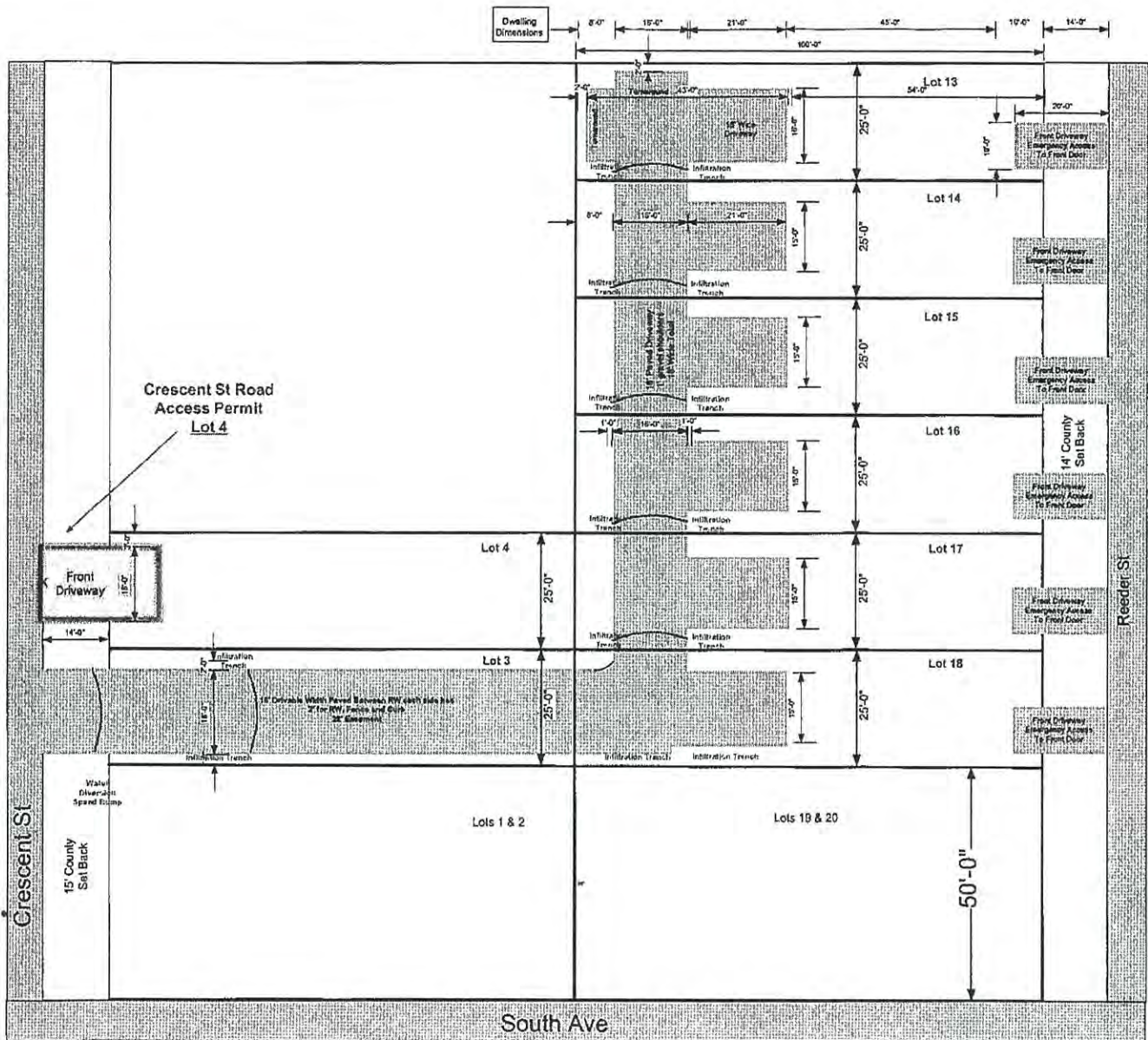
FINAL COMPLETION REQUIRED BY: _____

PERMIT NUMBER: _____

FINAL COMPLETION INSPECTED AND APPROVED: _____

Exhibit 4

Ocean Crest Rentals LLC Development Site Plan Crescent St East Road Access



Road / Driveway Storm Water Management

- Road water diverted to gravel shoulders using road/driveway crowns and angled speed bumps

West - East Driveway Width Calculations

Retaining Wall Batter	0.11	6' high wall with 8" foundation row (6.67' * 3/16" Batter per foot = 1.25)
Block Width	1.0	8" H x 18" W x 12" D
Fence + Post	0.38	Fence post set 4" from cap edge
Wall / Fence Width	1.5	
Easement Width	22	
Wall / Fence Width	-3.0	Double for both sides
Pavement Width	19	Easement less Wall / Fence Width. Pave after Fence Posts Set
Curb Width	1	Curb 6" each side, protects fence. Curb sits on pavement Curb funnels water down road to water diversion speed bump
Drivable Width	18	18' Between Curbs on Each Side

Exhibit 3

Exhibit #5

RECORD OF SURVEY

FOR THOMAS D. KEARNEY
 LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 30,
 TOWNSHIP 1 SOUTH, RANGE 10 WEST, W.M.
 TILLAMOOK COUNTY, OREGON

SEPTEMBER 19, 2020

MONUMENT NOTES:
 (17) FOUND 3" BRASS CAP, DOWN 1.5', SET ON BENCHMARK RECORD 84-0328 SEE NARRATIVE FOR HISTORY.
 (18) FOUND 2" IRON PIPE, DOWN 0.4', SET ON SURVEY B-0158. SEE NARRATIVE FOR HISTORY.
 (19) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 2.6', SET ON SURVEY B-2095, BEARS 5895100"W 0.07' FROM CALCULATED POSITION.
 (20) FOUND 1" SMOOTH BAR, DOWN 0.4', NOT OF RECORD, BEARS N873100"E 1.22' FROM CALCULATED POSITION.
 (21) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.4', SET ON SURVEY B-2979, BEARS N075070"E 0.05' FROM CALCULATED POSITION.
 (22) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.2', SET ON SURVEY B-2095, BEARS N075070"E 0.14' FROM CALCULATED POSITION.
 (23) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.4', SET ON SURVEY B-2095, BEARS N075070"E 0.10' FROM CALCULATED POSITION.
 (24) FOUND 5/8" IRON ROD WITH NO CAP, DOWN 0.5', MAY HAVE BEEN SET ON SURVEY B-1144, BEARS S229450"E 0.54' FROM CALCULATED POSITION.
 (25) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "A. DUNCAN LS 793", DOWN 1.5', SET ON SURVEY A-7808, BEARS S07090"E 0.09' FROM CALCULATED POSITION.
 (26) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.7', SET ON SURVEY B-3093, BEARS S07090"E 0.09' FROM CALCULATED POSITION.
 (27) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.2', SET ON SURVEY B-3093 HELD POSITION.
 (28) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.4', SET ON SURVEY B-3093, BEARS N873100"E 0.07' FROM CALCULATED POSITION.
 (29) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", DOWN 0.3', SET ON SURVEY B-3093, BEARS N873100"E 0.06' FROM CALCULATED POSITION.
 (30) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", FLUSH, SET ON SURVEY B-3093, BEARS N515459"E 0.07' FROM CALCULATED POSITION.
 (31) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "C. WAYNE COOK LS 1098", FLUSH, SET ON SURVEY A-8310, BEARS S207077"E 0.16' FROM CALCULATED POSITION.
 (32) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "C. WAYNE COOK LS 1098", FLUSH, SET ON SURVEY A-8310, BEARS S07490"E 0.14' FROM CALCULATED POSITION.
 (33) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "A. DUNCAN LS 793", TOP UP 0.1', SET ON SURVEY A-7808, BEARS N873100"E 0.09' FROM CALCULATED POSITION.
 (34) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", BEARS S4870948"E 0.35' FROM CALCULATED POSITION.
 (35) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "TERRY JONES LS 2507", TOP DOWN 0.3' IN EMPTY WATER METER BOX, SET ON SURVEY B-3093 HELD POSITION.
 (36) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "A. DUNCAN LS 793", TOP FLUSH, SET ON SURVEY A-7114, BEARS S782430"W 0.23' FROM CALCULATED POSITION.

LEGEND:
 () FOUND MONUMENT AS DESCRIBED IN MONUMENT NOTES, HELD POSITION.
 () FOUND MONUMENT AS DESCRIBED IN MONUMENT NOTES.
 O SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "S&F LAND SERVICES"
 (X) MONUMENT NUMBER.
 () RECORD DATA FROM PLAT OF "AVALON"
 () RECORD DATA FROM PLAT OF "AVALON" HELD.
 () RECORD DATA FROM DOCUMENT 2012-02025, TILLAMOOK COUNTY CLERK'S RECORDS HELD.

NARRATIVE:
 THE SURVEYED PROPERTY IS TO BE DIVIDED INTO MONUMENTS BY THE BOUNDARIES OF LOTS 3 AND 4 AND LOTS 13 THRU 18, ALL OF BLOCK 18 OF THE PLAT OF "AVALON". THE PURPOSE IS ALSO TO RESOLVE AND MONUMENT THE EXTERIOR BOUNDARY OF LOTS 20 THRU 22 OF BLOCK 19 OF SAID PLAT. IN ADDITION, THE SURVEYED PROPERTY IS TO BE DIVIDED INTO MONUMENTS BY THE BOUNDARIES DESCRIBED IN DOCUMENT NO. 2012-02025, TILLAMOOK COUNTY CLERK'S RECORDS. THE PLAT OF "AVALON" WAS ORIGINALLY SURVEYED IN 1910.
 THE PROPERTY DESCRIBED IN SAID DOCUMENT NO. 2012-02025 IS A PORTION OF THE RIGHT-OF-WAY OF REX STREET AS ORIGINALLY DETICATED IN SAID PLAT OF "AVALON". THIS RIGHT-OF-WAY WAS VACATED BY TILLAMOOK COUNTY CLERK'S RECORDS IN 1974. THE PROPERTY DESCRIBED IN SAID DOCUMENT NO. 2012-02025 IS A PORTION OF THE RIGHT-OF-WAY OF REX STREET AS ORIGINALLY DETICATED IN SAID PLAT OF "AVALON". THIS RIGHT-OF-WAY WAS VACATED BY TILLAMOOK COUNTY CLERK'S RECORDS IN 1974. THE PROPERTY DESCRIBED IN SAID DOCUMENT NO. 2012-02025 IS A PORTION OF THE RIGHT-OF-WAY OF REX STREET AS ORIGINALLY DETICATED IN SAID PLAT OF "AVALON". THIS RIGHT-OF-WAY WAS VACATED BY TILLAMOOK COUNTY CLERK'S RECORDS IN 1974.
 THE RECORD BEARING OF NORTH 80°57'00"EAST FOR THE SOUTH LINE OF SAID PLAT IS HELD AS THE BASIS OF BEARING FOR THE PLAT OF "AVALON". THIS SOUTH LINE IS DETERMINED BY HOLDING A 3" BRASS CAP IN CONCRETE FOR THE EAST 1/4 CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 10 WEST, W.M. AT A DISTANCE OF 100.00 FEET FROM A 2" IRON PIPE FOR THE MOST SOUTHERLY, SOUTHWEST CORNER.
 THE 3" BRASS CAP WAS SET IN 1974 AS SHOWN IN BENCHMARK RECORD 84-0328 FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN. THIS MONUMENT WAS SET ON POINT AND THE SOUTHWEST CORNER OF SAID PLAT OF "AVALON".
 THE 3" BRASS CAP WAS SET IN 1974 AS SHOWN IN BENCHMARK RECORD 84-0328 FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN. THIS MONUMENT WAS SET ON POINT AND THE SOUTHWEST CORNER OF SAID PLAT OF "AVALON".
 THE 3" BRASS CAP WAS SET IN 1974 AS SHOWN IN BENCHMARK RECORD 84-0328 FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN. THIS MONUMENT WAS SET ON POINT AND THE SOUTHWEST CORNER OF SAID PLAT OF "AVALON".
 THESE LOTS ARE CALCULATED BASED UPON RECORD DATA FROM SAID PLAT OF "AVALON". THE DISTANCES ARE HELD FROM THE SOUTHWEST CORNER OF SAID PLAT. PROCEEDING WESTERLY, RECORD DISTANCES ARE HELD PROCEEDING WESTERLY FROM THE SOUTHWEST CORNER OF SAID PLAT. THE DISTANCE FROM THE SOUTHWEST CORNER OF SAID PLAT TO THE SOUTHWEST CORNER OF SAID PLAT IS HELD AS 100.00 FEET. THE DISTANCE FROM THE SOUTHWEST CORNER OF SAID PLAT TO THE SOUTHWEST CORNER OF SAID PLAT IS HELD AS 100.00 FEET. THE DISTANCE FROM THE SOUTHWEST CORNER OF SAID PLAT TO THE SOUTHWEST CORNER OF SAID PLAT IS HELD AS 100.00 FEET.
 IT IS DETERMINED TO HOLD RECORD DISTANCES WESTERLY FROM SAID SOUTHWEST CORNER IN LEU OF HOLDING PROPORTIONAL DISTANCES TO ADJUST FOR THE SOUTH PLAT LINE DEFICIENCY OF 0.31 FEET. THIS DECISION IS BASED UPON THE SOUTH PLAT LINE DEFICIENCY OF 0.31 FEET. THIS DECISION IS BASED UPON THE SOUTH PLAT LINE DEFICIENCY OF 0.31 FEET. THIS DECISION IS BASED UPON THE SOUTH PLAT LINE DEFICIENCY OF 0.31 FEET.
 WHERE PROPERTY OWNERS HAVE BEEN RELYING ON THE EXISTING MONUMENTS, THE DISTANCES ARE HELD AS SHOWN ON SAID PLAT OF "AVALON". ADJUSTING FOR THIS DEFICIENCY AT THE WEST SIDE OF THE SUBDIVISION P.L. 21.

PROCEDURE/EQUIPMENT:
 THE SURVEY WAS CONDUCTED USING THE WILMINGTON (1972) OBSERVATIONS (COLLECTED USING TRIMBLE (GNSS RECEIVERS) AND BASSO DATA (COLLECTED USING A TRIMBLE TOTAL STATION) WERE ADJUSTED USING THE LEAST SQUARES METHOD IN TRIMBLE BUSINESS CENTER (TBC). THE RESULTING ADJUSTED COORDINATES AND DISTANCES ARE LISTED IN THE TABLES STATED IN D.F.S. 92,030. DATA WAS REDUCED TO GROUND MEASUREMENTS.

REMARKS:
 S&F LAND SERVICES MAKES NO WARRANTIES AS TO MATTERS OF RECORD, ESTIMATE, AVERAGE POSSESSION, ETC.

DATE: SEPTEMBER 19, 2020
BY: COASOY COCHRAN

SCALE: 1" = 50'

PROJECT: 20222501_BNDY-Rel-Rev_1_Recovered.dwg



SURVEY FOR:
 THOMAS D. KEARNEY
 LOTS 3, 4, & 13-18, BLOCK 18
 LOTS 18-20, BLOCK 19
 IN THE PLAT OF "AVALON"
 AND DOC. 2012-02025
 SE 1/4 SW 1/4 SEC. 30, T1S, R10W, W.M.
 TILLAMOOK COUNTY, OREGON

S&F Land Services
 FORTLAND, VANCOUVER, BEND, SEASIDE
 1725 N. ROOSEVELT DR.
 STE B, SEASIDE, OR 97136
 (503) 738-5415

WWW.S&FLANDS.COM
 DATE: SEPTEMBER 19, 2020
 JOB NO.: 2020-0235-01
 FIELD: SP/ALW
 DRAWN: CC
 CHECKED: GPC

EMAIL: INFO@S&FLANDS.COM

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JANUARY 20, 1980
 GARY P. CHRISTERSON
 2377
 RENEWS: DECEMBER 31, 2021



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

From: Michele Linbarger, Plans Examiner
Subject: Condition of Approval

Building (503)842-3407
Planning (503)842-3408
On-Site Sanitation (503)842-3409
FAX (503)842-1819
Toll Free 1 (800)488-8280

GHZ

April 20, 2021

PROJECT: New 3-story Single-Family dwelling
Address: 120 REEDER ST TILLAMOOK
Permit No: 851-20-001996-DWL
Occupancy: R3
Construction Type: VB

The plans for the above project have been reviewed for compliance to the code references below:
2017 Oregon Residential Specialty Code (ORSC)
2010 Oregon Manufactured Dwelling Installation Specialty Code (OMDISC)

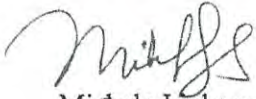
This **condition of approval** letter becomes part of the approved plans and should remain with the approved plans on site all times during construction. The permit applications for the project have been reviewed for compliance with the Oregon Specialty Codes as adopted statewide under ORS 455:

Conditions of approval:

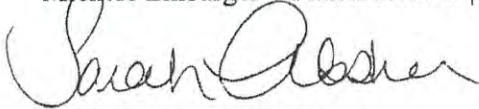
1. Special inspection in accordance with EOR for shear components.
2. RFIs need to be submitted and approved prior to changes being made. Failure to do so could cause unnecessary delays.
3. The issuance or granting of a permit should not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other laws or ordinances of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.
4. The issuance of this permit is based on construction documents and other data and will not prevent the building official from requiring the correction of any errors in the construction documents and other data.
5. Approved plans are to be on site at the time of inspection.

Exhibit 8
PLM

If there is any disagreement with the code interpretation provided by plans examiner, an appeal can be made to the building official. Appeals of the building official's decisions may be made pursuant to ORS 455.475



Michele Linbarger / Plan Reviewer | Inspector / MicheleL@NWCodePros.com



Sarah Absher, CFM, Director

Exhibit 4⁶ 



Tillamook County
 1510 - B Third St
 Tillamook, OR 97141
 503-842-3408
 Fax: 503-842-1819

Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

Permit Number: 851-20-001996-DWL

IVR Number: 851079085731

Web Address: www.co.tillamook.or.us

Email Address: buildingpermits@co.tillamook.or.us

Permit Issued: April 26, 2022
 Project: ARABY BUILDING LLC

Application Date: October 05, 2020

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$240,706.26

Description of Work: SINGLE FAMILY DWELLING

JOB SITE INFORMATION

Worksite Address

120 REEDER ST
 TILLAMOOK COUNTY, OR 97131

Parcel

1S10 30CD 02314

Owner:

ARABY BUILDING LLC

Address:

2017 NE WIEDLER ST
 PORTLAND, OR 97141

LICENSED PROFESSIONAL INFORMATION

Business Name

COASTAL HOMES LLC - Primary

License

CCB

License Number

225315

Phone

503-300-9193

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1110 Footing	1_2 Famdwel	Pending
1120 Foundation	1_2 Famdwel	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwel	Pending
1260 Framing	1_2 Famdwel	Pending
1430 Insulation Wall	1_2 Famdwel	Pending
1530 Exterior Shearwall	1_2 Famdwel	Pending
1999 Final Building	1_2 Famdwel	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 851079085731

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Printed on: 4/26/22

Page 1 of 2

G:\myReports/reports//production/01 STANDARD

Exhibit 2

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES		
Fee Description	Quantity	Fee Amount
Address Fee	1	\$33.00
GHZ/Dune HZD/Flood HZD	1	\$147.00
Structural building permit fee		\$238.96
Structural plan review fee		\$839.57
Structural building permit fee		\$1,052.69
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$155.00
	Total Fees:	\$2,466.22

Note: This may not include all the fees required for this project.

Exhibit 2 to 

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
 BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
 Tillamook Oregon 97141
 503-842-3408

Land of Cheese, Trees and Ocean Breeze

APR 14 2022

CHZ

Building (503) 842-3407
 Planning (503) 842-3408
 On-Site Sanitation (503) 842-3409
 FAX (503) 842-1819
 Toll Free 1 (800) 488-8280

CONSOLIDATED BUILDING/ZONING PERMIT APPLICATION	Permit #: 851 20-001996-DW	
	Received By: <i>[Signature]</i>	Date: 4/14/22

JOB INFORMATION	
Applicant/Contractor <input type="checkbox"/> (Check Box if Same as Property Owner)	Property Owner
Applicant/Contractor: <u>Coastal Homes LLC</u>	Owner: <u>Araby Holding Company LLC</u>
Address: <u>Po Box 3334</u> <u>Bay City OR 97107</u>	Address: <u>2017 NE Wiedler St.</u> <u>Portland, OR 97232</u>
Phone #: <u>503-300-9193</u>	Phone #: <u>407-697-7294</u>
Applicant/Contractor Email: <u>tyler.brogden3@gmail</u>	Owner Email: <u>Pharaohiman@gmail</u>

CONTRACTOR / INSTALLER	E-Mail <u>tyler.brogden3@gmail</u>
Building Contractor <u>Coastal Homes LLC</u>	CCB No. <u>225315</u> Phone <u>503-300-9193</u>
Mobile Home Installer _____	MDI. No. _____ Phone _____

Site Address: 120 Reeder St. Tillamook OR 97141

Map Number: Township 15 Range 10 Section 3000 Tax Lot(s) 2314

(Please supply all the information requested – missing information will delay review/approval process)

CATEGORY OF CONSTRUCTION

Single Family Dwelling Multi-Family
 Accessory Structure Manufactured
 Commercial / Industrial Public

TYPE OF WORK (each type requires a separate permit)

New / Replacement Addition (adding sq. ft.)
 Accessory Structure (garage, carport, shed, etc.)
 Alteration (no change to sq. ft.)
 Demolition
 Other (deck, pool, retaining wall, solar, driveway, etc.)

DESCRIPTION OF THE STRUCTURE

45x19 Dimensions
34' Height
3 Stories
1 # of Dwelling Units
3 BdRms 3 Bathrooms
1626 Living Area (sq. ft.)
96 Deck (sq. ft.)
— Covered Patio (sq. ft.)
813 Garage / Utility / Storage

PROJECT DESCRIPTION:
New Home

PROPOSED ZONING

10' Front Yard
45' Rear Yard
3' Right Side
3' Left Side
0 River / Estuary / Creek
0 Slope (%)

ROAD ACCESS

State Highway City Street
 County Road/Public Way
 Private Road

WATER SUPPLY

Public District Netarts Water
 Private {Creek / Spring / Well} (circle one)

MOBILE HOME/RECREATION VEHICLE

License No. or ID No. _____
 Make/Model _____
 Year _____

WASTE DISPOSAL

Sewer District Netarts/Ocean Side
 Septic Tank / Drain Field

WIND EXPOSURE: B C D (circle one)

VALUATION \$ 399,000

Exhibit & [Signature]

Separate State of Oregon permits are required for electrical, plumbing, and mechanical work. **The Property Owner is responsible** for seeing that these additional permits are obtained prior to work being done.

This application, if approved, includes only the work described above and/or plans and specifications bearing the same permit number. The applicant agrees to comply with all applicable codes and ordinances governing planning, sanitation and construction and agrees to meet any, and, all of the conditions listed below.

The granting of this permit does not presume to give authority to violate or cancel the provisions of any Federal, State or Local law regulating construction or the performance of construction.

THIS PERMIT APPLICATION DOES NOT ASSURE PERMIT APPROVAL. Such approval can be given only after staff review determines compliance with all applicable legal requirements.

This application, if approved, becomes null and void if placement of mobile home or recreation vehicle is not completed within six (6) months from the date of approval.

I further understand that it is my responsibility as permit applicant to request and receive all required inspections pertaining to this permit, if approved, as outlined in Oregon Administrative Rule (OAR) chapter 918. I further understand that permits issued by an inspection jurisdiction under provisions of these rules shall expire and become null & void if the work authorized by the permit is: (A) not started within 180 days from the date of the issuance; or (B) suspended for a period of 180 days after the work is started.

In order to avoid a permit expiration, or additional fees, one of following is required: (A) Request an inspection showing construction progress at intervals of not to exceed 180 days, or (B) Request in writing, an extension within 180 days of issuance of previous inspection. The written request must show justifiable cause and will be granted depending on circumstances. If the permit expires prior to completion and requires further inspections, I understand I will be required to purchase a new permit and begin process again.

Prior to construction or placement, it is advisable that you check your deed for other restrictions that may apply.

I, the applicant, verify that I have read and understand the above information. I further certify that the information that I have provided is complete and accurate and may be relied upon by the Department of Community Development in the processing of my application. I understand that fees are not refundable. I accept responsibility for any inaccuracies in the information that I have provided and for the consequences thereof.

LEGALLY AUTHORIZED

REPRESENTATIVE'S SIGNATURE [Signature] DATE 4-12-2022

****All or a portion of this property may be located within an identified wetland. If the site is a jurisdictional wetland you must obtain any necessary State or Federal permits before beginning your project.

***** FOR OFFICE USE ONLY *****

SANITATION N/A

PUBLIC WORKS #6337

HOUSE NO. 20 Reeds St 3/5/21 SS

ZONING R51-20-CDD427-PWC

PLANS EXAM Michelle Limboc 4/30/21

BUILDING OFFICIAL [Signature]
Director April 18, 2022

Building Fee _____
Plan Check Fee _____
12% Surcharge _____
Planning Review Fee _____
A-level Plan Review _____
Fire & Life Safety _____
House Number (\$33.00) _____
State M.D. Fee (\$30.00) _____
B&D/GHZ/Flood Fee _____
Water Letter Fee _____
Special Inspection(s) _____
Copies _____
Zoning Review Fee: _____

TOTAL DUE: _____

Exhibit 4 [Signature]



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

From: Michele Linbarger, Plans Examiner
Subject: Condition of Approval

Building (503)842-3407
Planning (503)842-3408
On-Site Sanitation (503)842-3409
FAX (503)842-1819
Toll Free 1 (800)488-8280

March 16, 2021

GHZ

PROJECT: New 3-story single-family dwelling
Address: 130 REEDER ST TILLAMOOK
Permit No: 851-20-001990-DWL
Occupancy: R3
Construction Type: VB

The plans for the above project have been reviewed for compliance to the code references below:
2017 Oregon Residential Specialty Code (ORSC)
2010 Oregon Manufactured Dwelling Installation Specialty Code (OMDISC)

This **condition of approval** letter becomes part of the approved plans and should remain with the approved plans on site all times during construction. The permit applications for the project have been reviewed for compliance with the Oregon Specialty Codes as adopted statewide under ORS 455:

Conditions of approval:

1. RFIs need to be submitted and approved prior to changes being made. Failure to do so could cause unnecessary delays.
2. The issuance or granting of a permit should not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other laws or ordinances of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.
3. The issuance of this permit is based on construction documents and other data and will not prevent the building official from requiring the correction of any errors in the construction documents and other data.
4. Approved plans are to be on site at the time of inspection.

Exhibit 7



Tillamook County

1510 - B Third St
Tillamook, OR 97141
503-842-3408
Fax: 503-842-1819

Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

Permit Number: 851-20-001990-DWL

IVR Number: 851052187217

Web Address: www.co.tillamook.or.us

Email Address: buildingpermits@co.tillamook.or.us

Permit Issued: April 01, 2022

Application Date: October 05, 2020

Project: KNOWLTON

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$240,706.26

Description of Work: SINGLE FAMILY DWELLING

EXTENSION FOR PERMIT APPLICATION APPROVED PER BUILDING OFFICAL 07/09/2021 EXPIRES 12/09/2021

JOB SITE INFORMATION

Worksite Address

130 REEDER ST
TILLAMOOK COUNTY, OR 97131

Parcel

1S10 30CD 02313

Owner:

KNOWLTON, BRUCE

Address:

PO BOX 865
TILLAMOOK, OR 97141

LICENSED PROFESSIONAL INFORMATION

Business Name

COASTAL HOMES LLC - Primary

License

CCB

License Number

225315

Phone

503-300-9193

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1110 Footing	1_2 Famdwell	Pending
1120 Foundation	1_2 Famdwell	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwell	Pending
1260 Framing	1_2 Famdwell	Pending
1430 Insulation Wall	1_2 Famdwell	Pending
1530 Exterior Shearwall	1_2 Famdwell	Pending
1999 Final Building	1_2 Famdwell	Pending
1829 Special Inspection Report Required	1_2 Famdwell	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Exhibit 67

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 851052187217

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES

Fee Description	Quantity	Fee Amount
Address Fee	1	\$33.00
GHZ/Dune HZD/Flood HZD	1	\$147.00
Structural building permit fee		\$990.89
Structural building permit fee		\$61.80
Structural building permit fee		\$238.96
Structural plan review fee		\$839.57
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$155.00
Total Fees:		\$2,466.22

Note: This may not include all the fees required for this project.

VALUATION INFORMATION

Construction Type	Occupancy Type	Unit Amount	Unit	Unit Cost	Job Value
VB	R-3 1 & 2 family	1,626.00	Sq Ft	\$122.46	\$199,119.96
VB	U Utility, misc.	813.00	Sq Ft	\$48.30	\$39,267.90
VB	U Utility, misc. - half rate	96.00	Sq Ft	\$24.15	\$2,318.40
Total Job Value:					\$240,706.26

Exhibit 67



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

From: Michele Linbarger, Plans Examiner
Subject: Condition of Approval

Building (503)842-3407
Planning (503)842-3408
On-Site Sanitation (503)842-3409
FAX (503)842-1819
Toll Free 1 (800)488-8280

March 16, 2021

PROJECT: New 3-story single-family dwelling
Address: 132 BREEDER ST TILLAMOOK
Permit No: 851-20-001992-DWL
Occupancy: R3
Construction Type: VB

The plans for the above project have been reviewed for compliance to the code references below:
2017 Oregon Residential Specialty Code (ORSC)
2010 Oregon Manufactured Dwelling Installation Specialty Code (OMDISC)

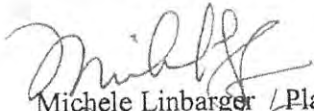
This **condition of approval** letter becomes part of the approved plans and should remain with the approved plans on site all times during construction. The permit applications for the project have been reviewed for compliance with the Oregon Specialty Codes as adopted statewide under ORS 455:

Conditions of approval:

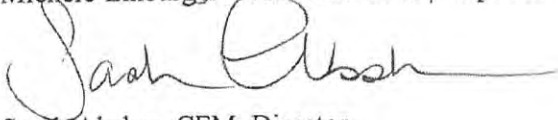
1. RFIs need to be submitted and approved prior to changes being made. Failure to do so could cause unnecessary delays.
2. The issuance or granting of a permit should not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other laws or ordinances of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.
3. The issuance of this permit is based on construction documents and other data and will not prevent the building official from requiring the correction of any errors in the construction documents and other data.
4. Approved plans are to be on site at the time of inspection.

Exhibit #8

If there is any disagreement with the code interpretation provided by plans examiner, an appeal can be made to the building official. Appeals of the building official's decisions may be made pursuant to ORS 455.475



Michele Linbarger / Plan Reviewer | Inspector / MicheleL@NWCodePros.com



Sarah Absher, CFM, Director

Exhibit #8



Tillamook County
 1510 - B Third St
 Tillamook, OR 97141
 503-842-3408
 Fax: 503-842-1819

Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

Permit Number: 851-20-001992-DWL

IVR Number: 851097938760

Web Address: www.co.tillamook.or.us

Email Address: buildingpermits@co.tillamook.or.us

Permit Issued: April 01, 2022

Application Date: October 05, 2020

Project: COASTAL HOMES LLC

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$240,706.26

Description of Work: SINGLE FAMILY DWELLING

EXTENSION FOR PERMIT APPLICATION APPROVED PER BUILDING OFFICAL 07/09/2021 EXPIRES 12/09/2021

JOB SITE INFORMATION

Worksite Address	Parcel	Owner:	Address:
132 REEDER ST TILLAMOOK COUNTY, OR 97131	1S10 30CD 02307	COASTAL HOMES LLC	PO BOX 3334 BAY CITY, OR 97107

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
COASTAL HOMES LLC - Primary	CCB	225315	503-300-9193

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1110 Footing	1_2 Famdwell	Pending
1120 Foundation	1_2 Famdwell	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwell	Pending
1260 Framing	1_2 Famdwell	Pending
1430 Insulation Wall	1_2 Famdwell	Pending
1530 Exterior Shearwall	1_2 Famdwell	Pending
1999 Final Building	1_2 Famdwell	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 851097938760

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Exhibit 88

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES		
Fee Description	Quantity	Fee Amount
Address Fee	1	\$33.00
GHZ/Dune HZD/Flood HZD	1	\$147.00
Structural building permit fee		\$990.89
Structural building permit fee		\$61.80
Structural building permit fee		\$238.96
Structural plan review fee		\$839.57
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$155.00
	Total Fees:	\$2,466.22

Note: This may not include all the fees required for this project.

VALUATION INFORMATION					
Construction Type	Occupancy Type	Unit Amount	Unit	Unit Cost	Job Value
VB	R-3 1 & 2 family	1,626.00	Sq Ft	\$122.46	\$199,119.96
VB	U Utility, misc.	813.00	Sq Ft	\$48.30	\$39,267.90
VB	U Utility, misc. - half rate	96.00	Sq Ft	\$24.15	\$2,318.40
			Total Job Value:		\$240,706.26

Exhibit 78

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
 BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
 Tillamook Oregon 97141
 503-842-3408

Land of Cheese, Trees and Ocean Breeze

Building (503) 842-3407
 Planning (503) 842-3408
 On-Site Sanitation (503) 842-3409
 FAX (503) 842-1819
 Toll Free 1 (800) 488-8280

CONSOLIDATED BUILDING/ZONING PERMIT APPLICATION	Permit #: <u>851-20-001992-DWL</u>	
	Received By:	Date:

JOB INFORMATION	
Applicant/Contractor <input type="checkbox"/> (Check Box if Same as Property Owner)	Property Owner
Applicant/Contractor: <u>Coastal Homes LLC</u>	Owner: <u>Coastal Homes LLC</u>
Address: <u>Rt. Box 3334</u> <u>Bay city OR 97107</u>	Address: <u>P.O. Box 3334</u> <u>Bay city, OR 97107</u>
Phone #: <u>503-300-9193</u>	Phone #: <u>503-300-9193</u>
Applicant/Contractor Email: <u>tyler.braxton3@gmail</u>	Owner Email:

CONTRACTOR / INSTALLER	E-Mail
Building Contractor <u>Coastal Homes LLC</u>	CCB No. <u>225315</u> Phone <u>503-300-9193</u>
Mobile Home Installer	MDI No. _____ Phone _____

Site Address: 132 Reeder St. Tillamook OR 97141

Map Number: Township 15 Range 10 Section 3000 Tax Lot(s) 2367

(Please supply all the information requested – missing information will delay review/approval process)

CATEGORY OF CONSTRUCTION

Single Family Dwelling Multi-Family
 Accessory Structure Manufactured
 Commercial / Industrial Public

TYPE OF WORK (each type requires a separate permit)

New / Replacement Addition (adding sq. ft.)
 Accessory Structure (garage, carport, shed, etc.)
 Alteration (no change to sq. ft.)
 Demolition
 Other (deck, pool, retaining wall, solar, driveway, etc.)

DESCRIPTION OF THE STRUCTURE

45x19 Dimensions
34.4 Height
3 Stories
1 # of Dwelling Units
3 BdRms 3 Bathrooms
1626 Living Area (sq. ft.)
96 Deck (sq. ft.)
 Covered Patio (sq. ft.)
813 Garage / Utility / Storage

PROJECT DESCRIPTION:
New Home

PROPOSED ZONING

10' Front Yard
45' Rear Yard
3' Right Side
3' Left Side
NA River / Estuary / Creek
0 Slope (%)

ROAD ACCESS

State Highway City Street
 County Road/Public Way
 Private Road

MOBILE HOME/RECREATION VEHICLE

License No. or ID No. _____
 Make/Model _____
 Year _____

WATER SUPPLY

Public District Netarts/Oceanside
 Private {Creek / Spring / Well} (circle one)

WASTE DISPOSAL

Sewer District Netarts/Oceanside
 Septic Tank / Drain Field

WIND EXPOSURE: B C D (circle one)

B C D

VALUATION \$ 385,000

Exhibit #8

Separate State of Oregon permits are required for electrical, plumbing, and mechanical work. **The Property Owner is responsible** for seeing that these additional permits are obtained prior to work being done.

This application, if approved, includes only the work described above and/or plans and specifications bearing the same permit number. The applicant agrees to comply with all applicable codes and ordinances governing planning, sanitation and construction and agrees to meet any, and, all of the conditions listed below.

The granting of this permit does not presume to give authority to violate or cancel the provisions of any Federal, State or Local law regulating construction or the performance of construction.

THIS PERMIT APPLICATION DOES NOT ASSURE PERMIT APPROVAL. Such approval can be given only after staff review determines compliance with all applicable legal requirements.

This application, if approved, becomes null and void if placement of mobile home or recreation vehicle is not completed within six (6) months from the date of approval.

I further understand that it is my responsibility as permit applicant to request and receive all required inspections pertaining to this permit, if approved, as outlined in Oregon Administrative Rule (OAR) chapter 918. I further understand that permits issued by an inspection jurisdiction under provisions of these rules shall expire and become null & void if the work authorized by the permit is: (A) not started within 180 days from the date of the issuance; or (B) suspended for a period of 180 days after the work is started.

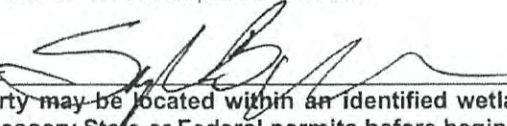
In order to avoid a permit expiration, or additional fees, one of following is required: (A) Request an inspection showing construction progress at intervals of not to exceed 180 days, or (B) Request in writing, an extension within 180 days of issuance of previous inspection. The written request must show justifiable cause and will be granted depending on circumstances. If the permit expires prior to completion and requires further inspections, I understand I will be required to purchase a new permit and begin process again.

Prior to construction or placement, it is advisable that you check your deed for other restrictions that may apply.

I, the applicant, verify that I have read and understand the above information. I further certify that the information that I have provided is complete and accurate and may be relied upon by the Department of Community Development in the processing of my application. I understand that fees are not refundable. I accept responsibility for any inaccuracies in the information that I have provided and for the consequences thereof.

LEGALLY AUTHORIZED

REPRESENTATIVE'S SIGNATURE



DATE 3-22-2022

****All or a portion of this property may be located within an identified wetland. If the site is a jurisdictional wetland you must obtain any necessary State or Federal permits before beginning your project.

***** FOR OFFICE USE ONLY *****

SANITATION N/A

PUBLIC WORKS N/A

HOUSE NO. 132 Reed St

ZONING Sarah Absher

PLANS EXAM Michelle Limberger 3/16/21

BUILDING OFFICIAL Sarah Absher
Director, March 31, 2020

Building Fee 1,291.65

Plan Check Fee 839.57

12% Surcharge 155.00

Planning Review Fee _____

A-level Plan Review _____

Fire & Life Safety _____

House Number (\$33.00) 33.00

State M.D. Fee (\$30.00) _____

B&D/GHZ/Flood Fee 147.00

Water Letter Fee _____

Special Inspection(s) _____

Copies _____

Zoning Review Fee: _____

TOTAL DUE: 2466.22

Exhibit 78



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

ZONING PERMIT APPLICATION

OFFICE USE ONLY	
Date Stamp:	SEP 29 2020
BY:
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	MJ
Receipt #:	
Fees:	246.00
Permit No:	851-2 - ORC 424-PLNG

Applicant (Check Box if Same as Property Owner)

Name: Ocean Crest Rentals, LLC Phone: 503-475-1406
 Address: 170 Reeder St
 City: Oceanside State: OR Zip: 97134
 Email: oceancrestrentalsllc@oceansideoregonhome.com

Property Owner

Name: Thomas Kearney Phone: 503-296-9883
 Address: 2374 NW Birkendene St
 City: Portland State: OR Zip: 97229
 Email: tkearney2@hotmail.com

Location:

Site Address: # TBD Reeder St, Oceanside OR 97134
 Map Number: 1S 10 30CD - Lot 15 2307
Township Range Section Tax Lot(s)

Applicant/Property Owner Proposal: Build a single family dwelling

Size of Structure

Dimensions: 45' x 19' Height: 34.4'
 # of Dwelling Units: one Living Area Sq. Ft: 1250
 Deck/Porch Sq. Ft: 84 Garage/Utility/Storage Sq. Ft: 600
 Lot Coverage: 34%
Some zones have a lot coverage requirement

Setbacks

Front Yard: 10' Rear Yard: 45'
 Right Side: 3' Left Side: 3'
 River/Estuary/Creek Adjacent Resource Zone:
 Slope: Varies Other:

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. If approved, this application is valid for one (1) year from the date of approval. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Thomas D Kearney
 Legally Authorized Signature

9-29-20
 Date

Exhibit #8

PAGE 2 TO BE COMPLETED BY PLANNING STAFF

SFD
1510 3000 2307
1015

Proposed Land Use

Zoning: ROS	Overlays: na
Size (Acres): .06	Parking Spaces: 2
Lot Coverage: yes, 50% - 34%	Small Lot: <input checked="" type="checkbox"/> Section 4.100 <input type="checkbox"/> Section 4.110
GHZ: yes	Flood Zone: 41057C0555F zone x
Other:	

(R) – Required (A) – Allowed (P) - Proposed

Setbacks:	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Corner	<input type="checkbox"/> Through	<input type="checkbox"/> Irregular
Front Yard	(R): 10 (P): 10	Rear Yard	(R): 20 (P): 45	Left Side Yard (R): 3 (P): 3
				Right Side Yard (R): 3 (P): 3
Riparian Setback (R): na	Riparian Setback (P): na			
OSL Setback na	Building Height (A): 35		(P): 34.4	

Per section 3.085: OSL setback may vary

Neskowin zoning measures height differently

Access:	<input checked="" type="checkbox"/> Public/Private: permit # 6337
Water Supply:	<input checked="" type="checkbox"/> Public/Private: Netarts 5/14/2020 <input type="checkbox"/> Well <input type="checkbox"/> Creek/Spring
Wastewater Disposal:	<input checked="" type="checkbox"/> Sewer: netarts/oceanside 5/18/2020 <input type="checkbox"/> Approved On-Site Disposal

Land Use Approvals:

GHR 851-20-000431-PLNG
living space and storage SQFT as approved by Building official Brogden 5/11/20 email.

Conditions of Approval

Shall comply with all state, local and federal permits. Construction shall adhere to the development standards of the ROS zone, TCLUO Section 3.310. Shall site structure as shown on approved site plan and maintain approved setbacks. Structure shall not exceed 35 feet in height as measured from existing pre-construction grade. shall not convert deck or garage into living space without land use approval.

Approved By: *[Signature]* Date: *4/28/21* Expiration Date: *4/28/23*

Fee Schedule

Residential		Manufactured Dwelling/RV Placement		Commercial	
Regular	\$246.00	MD Planning Review (not included if placement is in park or city)	\$311.00	New commercial, apartments & multi-family dwellings	\$409.00
Additions/Accessory Structures	\$99.00	RV Review	\$205.00	Additions/Accessory Structures	\$409.00
Interior Remodel (no increase to footprint or height)	\$42.00			Interior Remodel (no increase in footprint or height)	\$100.00

Exhibit 88



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

From: Michele Linbarger, Plans Examiner
Subject: Condition of Approval

Building (503)842-3407
Planning (503)842-3408
On-Site Sanitation (503)842-3409
FAX (503)842-1819
Toll Free 1 (800)488-8280

March 16, 2021

GHZ

PROJECT: New 3-story single-family dwelling
Address: 140 REEDER ST TILLAMOOK
Permit No: 851-20-001997-DWL
Occupancy: R3
Construction Type: VB

The plans for the above project have been reviewed for compliance to the code references below:
2017 Oregon Residential Specialty Code (ORSC)
2010 Oregon Manufactured Dwelling Installation Specialty Code (OMDISC)

This **condition of approval** letter becomes part of the approved plans and should remain with the approved plans on site all times during construction. The permit applications for the project have been reviewed for compliance with the Oregon Specialty Codes as adopted statewide under ORS 455:

Conditions of approval:

1. RFIs need to be submitted and approved prior to changes being made. Failure to do so could cause unnecessary delays.
2. The issuance or granting of a permit should not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other laws or ordinances of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.
3. The issuance of this permit is based on construction documents and other data and will not prevent the building official from requiring the correction of any errors in the construction documents and other data.
4. Approved plans are to be on site at the time of inspection.

Exhibit 89



Tillamook County
 1510 - B Third St
 Tillamook, OR 97141
 503-842-3408
 Fax: 503-842-1819

Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

Permit Number: 851-20-001997-DWL

IVR Number: 851078239108

Web Address: www.co.tillamook.or.us

Email Address: buildingpermits@co.tillamook.or.us

Permit Issued: October 05, 2022
Project: ALTA HOLDINGS LLC

Application Date: October 05, 2020

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Submitted Job Value: \$240,706.26

Description of Work: SFD

JOB SITE INFORMATION

Worksite Address	Parcel	Owner:	ALTA HOLDINGS LLC
140 REEDER ST TILLAMOOK COUNTY OR 97143	1S10 30CD 02312	Address:	2110 9TH ST STE B TILLAMOOK, OR 97141

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
COASTAL HOMES LLC - Primary	CCB	225315	503-300-9193

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1110 Footing	1_2 Famdwell	Pending
1120 Foundation	1_2 Famdwell	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwell	Pending
1260 Framing	1_2 Famdwell	Pending
1430 Insulation Wall	1_2 Famdwell	Pending
1530 Exterior Shearwall	1_2 Famdwell	Pending
1999 Final Building	1_2 Famdwell	Pending
1829 Special Inspection Report Required	1_2 Famdwell	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Exhibit 89

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 851078239108

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES		
Fee Description	Quantity	Fee Amount
Address Fee	1	\$33.00
GHZ/Dune HZD/Flood HZD	1	\$147.00
Structural building permit fee		\$1,052.69
Structural building permit fee		\$238.96
Structural plan review fee		\$839.57
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$155.00
Zoning Permit- Res Interior remodel (no increase to footprint or height)	1	\$42.00
Total Fees:		\$2,508.22

Note: This may not include all the fees required for this project.

Exhibit 89

SFD
151030002312

Proposed Land Use

Zoning: ROS Overlays: na
 Size (Acres): .06 Parking Spaces: 2
 Lot Coverage: yes, 50% - 34% Small Lot: Section 4.100 Section 4.110
 GHZ: yes Flood Zone: 41057C0555F zone x
 Other:

(R) - Required (A) - Allowed (P) - Proposed

Setbacks: Standard Corner Through Irregular

Front Yard (R): 10 Rear Yard (R): 20 Left Side (R): 3 Right Side (R): 3
 (P): 10 (P): 45 Yard (P): 3 Yard (P): 3

Riparian Setback (R): na Riparian Setback (P): na
 OSL Setback na Building Height (A): 35 (P): 34.1
Per section 3.085: OSL setback may vary Neskowin zoning measures height differently

Access: Public/Private: permit # 6337
 Water Supply: Public/Private: Netarts 5/14/2020 Well Creek/Spring
 Wastewater Disposal: Sewer: netarts/oceanside 5/18/2020 Approved On-Site Disposal

Land Use Approvals:

GHR 851-20-000431-PLNG
 Living space and storage square footage as approved by Building Official Brogden 5/1/2020
 Email

Conditions of Approval

Shall comply with all state, local and federal permits. Construction shall adhere to the development standards of the ROS zone, TCLUO Section 3.310. Shall site structure as shown on approved site plan and maintain approved setbacks. Structure shall not exceed 35 feet in height as measured from existing pre-construction grade. shall not convert deck or garage into living space without land use approval.

Approved By: [Signature] Date: 4/30/21 Expiration Date: 4/30/23

Fee Schedule

Residential		Manufactured Dwelling/RV Placement		Commercial	
Regular	\$246.00	MD Planning Review (not included if placement is in park or city)	\$311.00	New commercial, apartments & multi-family dwellings	\$409.00
Additions/Accessory Structures	\$99.00	RV Review	\$205.00	Additions/Accessory Structures	\$409.00
Interior Remodel (no increase to footprint or height)	\$42.00			Interior Remodel (no increase in footprint or height)	\$100.00

Exhibit 89

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
 BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

Land of Cheese, Trees and Ocean Breeze

1510-B Third Street
 Tillamook Oregon 97141
 503-842-3408

Building (503) 842-3407
 Planning (503) 842-3408
 On-Site Sanitation (503) 842-3409
 FAX (503) 842-1819
 Toll Free 1 (800) 488-8280

GHZ

CONSOLIDATED BUILDING/ZONING PERMIT APPLICATION	Permit #: <u>851-20-001997-DWL</u>	
	Received By: <u>JS</u>	Date: <u>19-03-22</u>

JOB INFORMATION	
Applicant/Contractor <small><input type="checkbox"/> (Check Box if Same as Property Owner)</small>	Property Owner
Applicant/Contractor: <u>Coastal Homes LLC</u>	Owner: <u>ALTA Holdings LLC</u>
Address: <u>Po. Box 3334 Bay city OR 97107</u>	Address: <u>2110 9th St. Ste B Tillamook OR</u>
Phone #: <u>503-300-9193</u>	Phone #: <u>608-4800-503-801-3611</u>
Applicant/Contractor Email: <u>tyler.brogden3@gmail</u>	Owner Email:

CONTRACTOR / INSTALLER	E-Mail <u>tyler.brogden3@gmail</u>
Building Contractor <u>Coastal Homes LLC</u>	CCB No. <u>225315</u> Phone <u>503-300-9193</u>
Mobile Home Installer _____	MDI. No. _____ Phone _____

Site Address: 140 Reeder St. Tillamook OR

Map Number: Township 15 Range 10 Section 30CA Tax Lot(s) 2312

(Please supply all the information requested - missing information will delay review/approval process)

CATEGORY OF CONSTRUCTION

Single Family Dwelling [] Multi-Family
 [] Accessory Structure [] Manufactured
 [] Commercial / Industrial [] Public

TYPE OF WORK (each type requires a separate permit)

New / Replacement [] Addition (adding sq. ft.)
 Accessory Structure (garage, carport, shed, etc.)
 Alteration (no change to sq. ft.)
 Demolition
 Other (deck, pool, retaining wall, solar, driveway, etc.)

DESCRIPTION OF THE STRUCTURE

45' x 19' Dimensions
34.1' Height
3 Stories
1 # of Dwelling Units
3 BdRms 3 Bathrooms
1626 Living Area (sq. ft.)
96 Deck (sq. ft.)
0 Covered Patio (sq. ft.)
213 Garage / Utility / Storage

PROJECT DESCRIPTION:
New Home

PROPOSED ZONING

15' Front Yard
40' Rear Yard
3' Right Side
3' Left Side
NO River / Estuary / Creek
 Slope (%)

ROAD ACCESS

[] State Highway [] City Street
 [] County Road/Public Way
 [] Private Road

WATER SUPPLY

Public District Netarts
 Private {Creek / Spring / Well} (circle one)

MOBILE HOME/RECREATION VEHICLE

License No. or ID No. _____
 Make/Model _____
 Year _____

WASTE DISPOSAL

Sewer District NSOD
 Septic Tank / Drain Field

WIND EXPOSURE: B C D (circle one)

VALUATION \$ 400,000

Exhibit 9

Separate State of Oregon permits are required for electrical, plumbing, and mechanical work. The Property Owner is responsible for seeing that these additional permits are obtained prior to work being done.

This application, if approved, includes only the work described above and/or plans and specifications bearing the same permit number. The applicant agrees to comply with all applicable codes and ordinances governing planning, sanitation and construction and agrees to meet any, and, all of the conditions listed below.

The granting of this permit does not presume to give authority to violate or cancel the provisions of any Federal, State or Local law regulating construction or the performance of construction.

THIS PERMIT APPLICATION DOES NOT ASSURE PERMIT APPROVAL. Such approval can be given only after staff review determines compliance with all applicable legal requirements.

This application, if approved, becomes null and void if placement of mobile home or recreation vehicle is not completed within six (6) months from the date of approval.

I further understand that it is my responsibility as permit applicant to request and receive all required inspections pertaining to this permit, if approved, as outlined in Oregon Administrative Rule (OAR) chapter 918. I further understand that permits issued by an inspection jurisdiction under provisions of these rules shall expire and become null & void if the work authorized by the permit is: (A) not started within 180 days from the date of the issuance; or (B) suspended for a period of 180 days after the work is started.

In order to avoid a permit expiration, or additional fees, one of following is required: (A) Request an inspection showing construction progress at intervals of not to exceed 180 days, or (B) Request in writing, an extension within 180 days of issuance of previous inspection. The written request must show justifiable cause and will be granted depending on circumstances. If the permit expires prior to completion and requires further inspections, I understand I will be required to purchase a new permit and begin process again.

Prior to construction or placement, it is advisable that you check your deed for other restrictions that may apply.

I, the applicant, verify that I have read and understand the above information. I further certify that the information that I have provided is complete and accurate and may be relied upon by the Department of Community Development in the processing of my application. I understand that fees are not refundable. I accept responsibility for any inaccuracies in the information that I have provided and for the consequences thereof.

LEGALLY AUTHORIZED

REPRESENTATIVE'S SIGNATURE

[Handwritten Signature]

DATE 10-3-2022

****All or a portion of this property may be located within an identified wetland. If the site is a jurisdictional wetland you must obtain any necessary State or Federal permits before beginning your project.

***** FOR OFFICE USE ONLY *****

SANITATION N/A

PUBLIC WORKS N/A

HOUSE NO. 140 Reeder St

ZONING SRUCU Fee 10/3/22

PLANS EXAM By Michelle Limberger 3/16/21

BUILDING OFFICIAL Jane Oberher
10-5-2022

Building Fee _____

Plan Check Fee _____

12% Surcharge _____

Planning Review Fee _____

A-level Plan Review _____

Fire & Life Safety _____

House Number (\$33.00) _____

State M.D. Fee (\$30.00) _____

B&D/GHZ/Flood Fee _____

Water Letter Fee _____

Special Inspection(s) _____

Copies _____

Zoning Review Fee: 0

TOTAL DUE: _____

Exhibit 89



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

ZONING PERMIT APPLICATION

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
OCT 23 2022	
BY:	
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <i>JB</i>	
Receipt #: 128713	
Fees: \$42	
Permit No: 851-20-00997-PLNG <i>awl</i>	

Applicant (Check Box if Same as Property Owner)

Name: *Coastal Homes LLC* Phone: *503-300-9193*
 Address: *P.O. Box 3334*
 City: *Bay City* State: *OR* Zip: *97107*
 Email: *tyler.brogden3@gmail*

Property Owner

Name: *AWL ALTA* Phone: *503-201-3611*
 Address: *2110 9th St Ste B*
 City: *Tillamook* State: *OR* Zip: *97107*
 Email:

Location:

Site Address:
 Map Number: 15 10 3000 2312
Township Range Section Tax Lot(s)

Applicant/Property Owner Proposal:

Set back revision

Size of Structure

Dimensions: _____ Height: _____
 # of Dwelling Units: _____ Living Area Sq. Ft: _____
 Deck/Porch Sq. Ft: _____ Garage/Utility/Storage Sq. Ft: _____
 Lot Coverage: _____
Some zones have a lot coverage requirement

Setbacks

Front Yard: *16'* Rear Yard: *39'*
 Right Side: *3'* Left Side: *3'*
 River/Estuary/Creek: _____ Adjacent Resource Zone: _____
 Slope: _____ Other: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. If approved, this application is valid for one (1) year from the date of approval. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

[Signature] Legally Authorized Signature Date: *10/3/22*

Exhibit 89

SFD
Setbacks changed
151 = 3000 2312

PAGE 2 TO BE COMPLETED BY PLANNING STAFF

Proposed Land Use

Zoning: ROS Overlays: na

Size (Acres): .06 Parking Spaces: 2

Lot Coverage: yes 50% - 34% Small Lot: Section 4.100 Section 4.110

GHZ: yes Flood Zone: 41057C0555F -zone x

Other:

		(R) – Required	(A) – Allowed	(P) - Proposed
Setbacks:	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Corner	<input type="checkbox"/> Through	<input type="checkbox"/> Irregular
Front Yard	(R): 10 (P): 16	Rear Yard	(R): 20 (P): 39	Left Side Yard (R): 3 (P): 3
				Right Side Yard (R): 3 (P): 3
Riparian Setback (R):				Riparian Setback (P):
OSL Setback				Building Height (A): 35 (P): 34.1
<small>Per section 3.085: OSL setback may vary</small>		<small>Neskwim zoning measures height differently</small>		

Access: Public/Private:

Water Supply: Public/Private: Well Creek/Spring

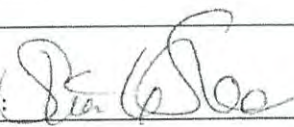
Wastewater Disposal: Sewer: Approved On-Site Disposal

Land Use Approvals:

height affidavit signed 10/4/22

Conditions of Approval

Shall site structure as shown on approved site plan and maintain approved setback.

Approved By:  Date: 10/3/22 Expiration Date: 4/30/23

Fee Schedule

Residential		Manufactured Dwelling/RV Placement		Commercial	
Regular	\$246.00	MD Planning Review (not included if placement is in park or city)	\$311.00	New commercial, apartments & multi-family dwellings	\$409.00
Additions/Accessory Structures	\$99.00	RV Review	\$205.00	Additions/Accessory Structures	\$409.00
Interior Remodel (no increase to footprint or height)	\$42.00			Interior Remodel (no increase in footprint or height)	\$100.00

Exhibit 89



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

From: Michele Linbarger, Plans Examiner
Subject: Condition of Approval

Building (503)842-3407
Planning (503)842-3408
On-Site Sanitation (503)842-3409
FAX (503)842-1819
Toll Free 1 (800)488-8280

March 22, 2021

PROJECT: New 3-story Single-Family Dwelling

Address: 115 CRESCENT TILLAMOOK

Permit No: 851-20-001998-DWL

Occupancy: R3

Construction Type: VB

GHZ

The plans for the above project have been reviewed for compliance to the code references below:
2017 Oregon Residential Specialty Code (ORSC)
2010 Oregon Manufactured Dwelling Installation Specialty Code (OMDISC)

This **condition of approval** letter becomes part of the approved plans and should remain with the approved plans on site all times during construction. The permit applications for the project have been reviewed for compliance with the Oregon Specialty Codes as adopted statewide under ORS 455:

Conditions of approval:


1. RFIs need to be submitted and approved prior to changes being made. Failure to do so could cause unnecessary delays.
2. The issuance or granting of a permit should not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other laws or ordinances of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other laws or ordinances of the jurisdiction shall not be valid.
3. The issuance of this permit is based on construction documents and other data and will not prevent the building official from requiring the correction of any errors in the construction documents and other data.
4. Approved plans are to be on site at the time of inspection.

Exhibit 910

If there is any disagreement with the code interpretation provided by plans examiner, an appeal can be made to the building official. Appeals of the building official's decisions may be made pursuant to ORS 455.475



Michele Linbarger / Plan Reviewer | Inspector / MicheleL@NWCodePros.com



Sarah Absher, CFM, Director

Exhibit 10



Tillamook County
 1510 - B Third St
 Tillamook, OR 97141
 503-842-3408
 Fax: 503-842-1819

Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

Permit Number: 851-20-001998-DWL

IVR Number: 851047762094

Web Address: www.co.tillamook.or.us

Email Address: buildingpermits@co.tillamook.or.us

Permit Issued: April 07, 2023
 Project: KEARNEY

Application Date: October 05, 2020

TYPE OF WORK

Residential Specialty Code Edition: 2017

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$233,110.56

Description of Work: SINGLE FAMILY DWELLING

JOB SITE INFORMATION

Worksite Address
 115 CRESCENT ST
 TILLAMOOK COUNTY OR 97134

Parcel
 1S10 30CD 02303

Owner: KEARNEY, THOMAS D
 Address: 2374 NW BIRKENDENE ST
 PORTLAND, OR 97229

LICENSED PROFESSIONAL INFORMATION

Business Name	License	License Number	Phone
SEE PROPERTY OWNER INFORMATION - Primary	Owner (Property)	OWNER	

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1110 Footing	1_2 Famdwel	Pending
1120 Foundation	1_2 Famdwel	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwel	Pending
1260 Framing	1_2 Famdwel	Pending
1430 Insulation Wall	1_2 Famdwel	Pending
1530 Exterior Shearwall	1_2 Famdwel	Pending
1999 Final Building	1_2 Famdwel	Pending
1829 Special Inspection Report Required	1_2 Famdwel	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Exhibit 10

Schedule or track inspections at www.buildingpermits.oregon.gov
 Call or text the word "schedule" to 1-888-299-2821 use IVR number: 851047762094
 Schedule using the Oregon ePermitting Inspection App, search "epermitting" In the app store

PERMIT FEES

Fee Description	Quantity	Fee Amount
Address Fee	1	\$33.00
GHZ/Dune HZD/Flood HZD	1	\$147.00
Structural building permit fee		\$156.56
Structural plan review fee		\$820.83
Structural building permit fee		\$1,106.25
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$151.54
Total Fees:		\$2,415.18

Note: This may not include all the fees required for this project.

VALUATION INFORMATION

Construction Type	Occupancy Type	Unit Amount	Unit	Unit Cost	Job Value
VB	R-3 1 & 2 family	1,636.00	Sq Ft	\$122.46	\$200,344.56
VB	U Utility, misc.	501.00	Sq Ft	\$48.30	\$24,198.30
All use groups	Unfinished basements	330.00	Sq Ft	\$22.45	\$7,408.50
VB	U Utility, misc. - half rate	48.00	Sq Ft	\$24.15	\$1,159.20
Total Job Value:					\$233,110.56

ADDITIONAL INFORMATION/CONDITIONS OF APPROVAL FOR PLANNING

Date Applied: 04/07/2023

Comments: THE PROPERTY OWNER SHALL HAVE ALL FOUNDATION, FOOTING, AND OTHER GRADING PREPERATION ACTIVITIES FOR STRUCTURAL IMPROVEMENTS INSPECTED AND APPROVED BY A REGISTERED GEOTECHNICAL PROFESSIONAL OR THEIR DESIGNEE. A LETTER FROM THE GEOTECHNICAL PROFESSIONAL SHALL BE SUBMITTED TO THE TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO A FOOTING INSPECTION BY THE LOCAL BUILDING INSPECTOR.

Exhibit 10

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street
Tillamook Oregon 97141

Land of Cheese, Trees and Ocean Breeze

GHZ

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

CONSTRUCTION / PLACEMENT PERMIT APPLICATION

Permit # 20-1998-PW

LEGALLY RECORDED PROPERTY OWNER(S) Julie Kearney
Mailing Address 2374 NW Birkendine St Phone 503-475-1406
City Portland State OR Zip Code 97229 E-Mail jkearney29@hotmail.com

CONTRACTOR / INSTALLER E-Mail
Building Contractor CCB No. Phone
Sanitation Installer Reg. No. Phone
Mobile Home Installer MDI. No. Phone

JOB SITE INFORMATION AND LOCATION
Situs Address 115 CRESCENT ST. TILLAMOOK
Township 15 Range 10 Section 30CD Tax Lot 2315 Lot 4 Block 18
Zone ROS Lot Size 28 X 100 X 28 X 100 or Acres Subdivision Avalon
Mail permit to (if applicable):

(Please supply all the information requested - missing information will delay review/approval process)

CATEGORY OF CONSTRUCTION
[X] Single Family Dwelling [] Multi-Family
[] Accessory Structure [] Manufactured
[] Commercial / Industrial [] Public
TYPE OF WORK (each type requires a separate permit)
[X] New / Replacement [] Addition (adding sq. ft.)
[] Accessory Structure (garage, carport, shed, etc.)
[] Alteration (no change to sq. ft.)
[] Demolition
[] Other (deck, pool, retaining wall, solar, driveway, etc.)

DESCRIPTION OF THE STRUCTURE
40' x 22' Dimensions
30.6 Height
3 Stories
1 # of Dwelling Units
3 BdRms 3 Bathrooms
1363 10310 Living Area (sq. ft.) 1165,250.12
49 218 Deck (sq. ft.) 1171.10
501 600 330 Covered Patio (sq. ft.)
Garage Utility / Storage 28980

PROJECT DESCRIPTION:
Build single family dwelling

SETBACKS
10' Front Yard
50' Rear Yard
3' Right Side
3' Left Side
River / Estuary / Creek
Adjacent Resource Zone

ROAD ACCESS
[] State Highway [] City Street
[X] County Road/Public Way
[] Private Road
MOBILE HOME/RECREATION VEHICLE
License No. or ID No.
Make/Model
Year

WATER SUPPLY
[X] Public District Netarts Water
[] Private {Creek / Spring / Well} (circle one)
WASTE DISPOSAL
[X] Sewer District NOSD
[] Septic Tank / Drain Field
WIND EXPOSURE: B C D (circle one)

Conditional Use, Variance, Admin. Review,
Geologic Hazard Rpt. or Exception
File No.
Flood Zone:

VALUATION \$ 150,000 195,401.22

Exhibit 10

233,110.52

Separate State of Oregon permits are required for electrical, plumbing, & mechanical work. The Property Owner is responsible for seeing that these additional permits are obtained prior to work being done.

This application, if approved, includes only the work described above and/or plans and specifications bearing the same permit number. The applicant agrees to comply with all applicable codes and ordinances governing planning, sanitation and construction and agrees to meet any, and, all of the conditions listed below.

The granting of this permit does not presume to give authority to violate or cancel the provisions of any Federal, State or Local law regulating construction or the performance of construction.

THIS PERMIT APPLICATION DOES NOT ASSURE PERMIT APPROVAL. Such approval can be given only after staff review determines compliance with all applicable legal requirements.

This application, if approved, becomes null and void if placement of mobile home or recreation vehicle is not completed within six (6) months from the date of approval.

I further understand that it is my responsibility as permit applicant to request and receive all required inspections pertaining to this permit, if approved, as outlined in Oregon Administrative Rule (OAR) chapter 918. I further understand that permits issued by an inspection jurisdiction under provisions of these rules shall expire and become null & void if the work authorized by the permit is: (A) not started within 180 days from the date of the issuance; or (B) suspended for a period of 180 days after the work is started.

In order to avoid a permit expiration, or additional fees, one of following is required: (A) Request an inspection showing construction progress at intervals of not to exceed 180 days, or (B) Request in writing, an extension within 180 days of issuance of previous inspection. The written request must show justifiable cause and will be granted depending on circumstances. If the permit expires prior to completion and requires further inspections, I understand I will be required to purchase a new permit and begin process again.

Prior to construction or placement, it is advisable that you check your deed for other restrictions that may apply.

I, the applicant, verify that I have read and understand the above information. I further certify that the information that I have provided is complete and accurate and may be relied upon by the Department of Community Development in the processing of my application. I understand that fees are not refundable. I accept responsibility for any inaccuracies in the information that I have provided and for the consequences thereof.

LEGALLY AUTHORIZED REPRESENTATIVE'S SIGNATURE [Signature] DATE 9/29/20
****All or a portion of this property may be located within an identified wetland. If the site is a jurisdictional wetland you must obtain any necessary State or Federal permits before beginning your project.

***** FOR OFFICE USE ONLY *****

SANITATION _____	Building Fee <u>1106.25</u>
PUBLIC WORKS _____	Plan Check Fee _____ 719.06
HOUSE NO. _____	12% Surcharge <u>136.75</u>
ZONING # <u>BS1-2D-000428</u>	Planning Review Fee _____
PLANS EXAM <u>M. Wolf 3-22-21</u>	A-level Plan Review _____
BUILDING OFFICIAL <u>SA/BSA</u>	Fire & Life Safety _____
Received By: <u>[Signature]</u>	House Number (\$33.00) <u>33.00</u>
Date: <u>10/5/20</u>	State M.D. Fee (\$30.00) _____
Payment Method: <u>[Signature]</u>	B&D/GHZ/Flood Fee <u>147.00</u>
	Water Letter Fee _____
	Special Inspection(s) _____
	Copies _____
	TOTAL DUE: <u>2138.00 2415.19</u>

CONDITIONS OF PERMIT APPROVAL:

(Revised 09/14/2020)



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

ZONING PERMIT APPLICATION

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
OCT 21 2020 OS	
BY:	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <i>MS</i>	
Receipt #:	
Fees: <i>246.00</i>	
Permit No:	
851- <i>20-000428</i> -PLNG	

Applicant (Check Box if Same as Property Owner)

Name: Ocean Crest Rentals, LLC Phone: 503-475-1406
 Address: 170 Reeder St
 City: Oceanside State: OR Zip: 97134
 Email: oceancrestrentalsllc@oceansideoregonhome.com

Property Owner

Name: Julie Kearney Phone: 503-296-9883
 Address: 2374 NW Birkendene St
 City: Portland State: OR Zip: 97229
 Email: jkearney2@hotmail.com

Location:

Site Address: # TBD Crescent St, Oceanside OR 97134
 Map Number: 1S 10 30CD - Lot 4 2315
Township Range Section Tax Lot(s)

Applicant/Property Owner Proposal: Build a single family dwelling

Size of Structure

Dimensions: 40' x 22' Height: 30.6'
 # of Dwelling Units: one Living Area Sq. Ft: 1363
 Deck/Porch Sq. Ft: 49 Garage/Utility/Storage Sq. Ft: 600
 Lot Coverage: 31%
Some zones have a lot coverage requirement

Setbacks

Front Yard: 10' Rear Yard: 50'
 Right Side: 5' Left Side: 23'
 River/Estuary/Creek Adjacent Resource Zone:
 Slope: Varies Other:

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. If approved, this application is valid for one (1) year from the date of approval. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Julie Kearney
 Legally Authorized Signature

9/29/20
 Date

Exhibit 10

SFD
1810 3000 (2315)
2303

Proposed Land Use

Zoning: ROS	Overlays: no
Size (Acres): .11	Parking Spaces: 2
Lot Coverage: 50% calc 18%	Small Lot: <input type="checkbox"/> Section 4.100 <input checked="" type="checkbox"/> Section 4.110
GHZ: yes	Flood Zone: 41057C0555F - zone X
Other:	

		(R) - Required	(A) - Allowed	(P) - Proposed
Setbacks:	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Corner	<input type="checkbox"/> Through	<input type="checkbox"/> Irregular
Front Yard	(R): 20 (P): 10	Rear Yard	(R): 20 (P): 50	Left Side Yard (R): 5 (P): 5
				Right Side Yard (R): 5 (P): 23
Riparian Setback	(R): na			Riparian Setback (P): na
OSL Setback	na			Building Height (A): 35 (P): 30 6"
<small>Per section 3.085: OSL setback may vary</small>		<small>Neskowin zoning measures height differently</small>		

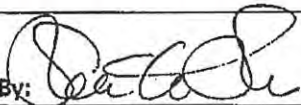
Access:	<input checked="" type="checkbox"/> Public/Private: Crescent ST permit # 6340
Water Supply:	<input checked="" type="checkbox"/> Public/Private: Netarts 5/14/20 <input type="checkbox"/> Well <input type="checkbox"/> Creek/Spring
Wastewater Disposal:	<input checked="" type="checkbox"/> Sewer: Netarts Oceanside 5/18/20 <input type="checkbox"/> Approved On-Site Disposal

Land Use Approvals:

Height affidavit signed 10/3/2020 - Small lot exception Section 4.110 used for front and rear setbacks
 GHR 851-20-000431-PLNG
 Living space and storage SQFT as approved by building official Brogden 5/1/20 email

Conditions of Approval

Shall comply with all state, local and federal permits. Construction shall adhere to the development standards of the ROS zone, TCLUO Section 3.310. Shall site structure as shown on approved site plan and maintain approved setbacks. Structure shall not exceed 35 feet in height. Shall not convert garage or deck to living space without land use approval. Future development of the property is subject to land use review and approval.

Approved By:  Date: 4/30/21 Expiration Date: 4/30/23

Fee Schedule

Residential		Manufactured Dwelling/RV Placement		Commercial	
Regular	\$246.00	MD Planning Review (not included if placement is in park or city)	\$311.00	New commercial, apartments & multi-family dwellings	\$409.00
Additions/Accessory Structures	\$99.00	RV Review	\$205.00	Additions/Accessory Structures	\$409.00
Interior Remodel (no increase to footprint or height)	\$42.00			Interior Remodel (no increase in footprint or height)	\$100.00

Exhibit 10

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
 BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

Land of Cheese, Trees and Ocean Breeze

1510-B Third Street
 Tillamook Oregon 97141
 503-842-3408

Building (503) 842-3407
 Planning (503) 842-3408
 On-Site Sanitation (503) 842-3409
 FAX (503) 842-1819
 Toll Free 1 (800) 488-8280

CONSOLIDATED BUILDING/ZONING PERMIT APPLICATION	Permit #: <u>851-20 1998</u>	
	Received By: <u>Jaw</u>	Date:

JOB INFORMATION	
Applicant/Contractor <input checked="" type="checkbox"/> (Check Box if Same as Property Owner)	Property Owner
Applicant/Contractor: <u>Mikesell Construction LLC</u>	Owner: <u>Christian Mikesell</u>
Address: <u>512 Collins Dr.</u>	Address:
Phone #: <u>503.354.4094</u>	Phone #:
Applicant/Contractor Email: <u>christian.c.mikesell@gmail.com</u>	Owner Email:

CONTRACTOR / INSTALLER	E-Mail: <u>christian.c.mikesell@gmail.com</u>
Building Contractor <u>Mikesell Construction LLC</u>	CCB No. <u>205935</u> Phone <u>503.354.4094</u>
Mobile Home Installer	MDI No. _____ Phone _____

Site Address: 115 Crescent St Tillamook
 Map Number: Township 15 Range 10 Section 30CD Tax Lot(s) 2315

(Please supply all the information requested - missing information will delay review/approval process)

- CATEGORY OF CONSTRUCTION**
- Single Family Dwelling Multi-Family
 Accessory Structure Manufactured
 Commercial / Industrial Public
- TYPE OF WORK** (each type requires a separate permit)
- New / Replacement Addition (adding sq. ft.)
 Accessory Structure (garage, carport, shed, etc.)
 Alteration (no change to sq. ft.)
 Demolition
 Other (deck, pool, retaining wall, solar, driveway, etc.)

- DESCRIPTION OF THE STRUCTURE**
- 40 x 72' Dimensions
30.10 Height
3 Stories
1 # of Dwelling Units
3 BdRms 3 Bathrooms
11036 Living Area (sq. ft.)
48 Deck (sq. ft.)
 Covered Patio (sq. ft.)
501 / 0 / 330 Garage / Utility / Storage

PROJECT DESCRIPTION:
Build single family dwelling

- PROPOSED ZONING**
- 10' Front Yard
50' Rear Yard
3' Right Side
3' Left Side
 River / Estuary / Creek
 Slope (%)

- ROAD ACCESS**
- State Highway City Street
 County Road/Public Way
 Private Road

- WATER SUPPLY**
- Public District Netarts Water
 Private {Creek / Spring / Well} (circle one)

MOBILE HOME/RECREATION VEHICLE

License No. or ID No. _____
 Make/Model _____
 Year _____

- WASTE DISPOSAL**
- Sewer District NOSD
 Septic Tank / Drain Field

WIND EXPOSURE: B C D (circle one)

VALUATION \$ 233,110.56

AN EQUAL OPPORTUNITY EMPLOYER
Exhibit 10

Separate State of Oregon permits are required for electrical, plumbing, and mechanical work. **The Property Owner is responsible** for seeing that these additional permits are obtained prior to work being done.

This application, if approved, includes only the work described above and/or plans and specifications bearing the same permit number. The applicant agrees to comply with all applicable codes and ordinances governing planning, sanitation and construction and agrees to meet any, and, all of the conditions listed below.

The granting of this permit does not presume to give authority to violate or cancel the provisions of any Federal, State or Local law regulating construction or the performance of construction.

THIS PERMIT APPLICATION DOES NOT ASSURE PERMIT APPROVAL. Such approval can be given only after staff review determines compliance with all applicable legal requirements.

This application, if approved, becomes null and void if placement of mobile home or recreation vehicle is not completed within six (6) months from the date of approval.

I further understand that it is my responsibility as permit applicant to request and receive all required inspections pertaining to this permit, if approved, as outlined in Oregon Administrative Rule (OAR) chapter 918. I further understand that permits issued by an inspection jurisdiction under provisions of these rules shall expire and become null & void if the work authorized by the permit is: (A) not started within 180 days from the date of the issuance; or (B) suspended for a period of 180 days after the work is started.

In order to avoid a permit expiration, or additional fees, one of following is required: (A) Request an inspection showing construction progress at intervals of not to exceed 180 days, or (B) Request in writing, an extension within 180 days of issuance of previous inspection. The written request must show justifiable cause and will be granted depending on circumstances. If the permit expires prior to completion and requires further inspections, I understand I will be required to purchase a new permit and begin process again.

Prior to construction or placement, it is advisable that you check your deed for other restrictions that may apply.

I, the applicant, verify that I have read and understand the above information. I further certify that the information that I have provided is complete and accurate and may be relied upon by the Department of Community Development in the processing of my application. I understand that fees are not refundable. I accept responsibility for any inaccuracies in the information that I have provided and for the consequences thereof.

LEGALLY AUTHORIZED REPRESENTATIVE'S SIGNATURE  DATE 08/28/23

****All or a portion of this property may be located within an identified wetland. If the site is a jurisdictional wetland you must obtain any necessary State or Federal permits before beginning your project.

***** FOR OFFICE USE ONLY *****

SANITATION _____	Building Fee _____
PUBLIC WORKS _____	Structural Review _____
HOUSE NO. _____	State Surcharge _____
ZONING _____	Fire & Life Safety _____
PLANS EXAM _____	House Number (\$75.00) _____
BUILDING OFFICIAL _____	State M.D. Fee (\$30.00) _____
	B&D/GHZ/Flood Fee _____
	Water Letter Fee _____
	Special Inspection(s) _____
	Copies/Mailing _____
	Zoning Review Fee _____
	Tech Fee 5% _____

TOTAL DUE: _____

Exhibit 12 (cm)

image3.jpeg



Exhibit B12 (cm)



image2.jpeg

11/22/23, 1:40 PM



Exhibit 7413 (M)
SI 741 11/11/23

Melissa Jenck

From: Jasper Lind
Sent: Wednesday, April 3, 2024 10:34 AM
To: Melissa Jenck
Cc: Ron Newton; Gregory Cickavage
Subject: RE: 851-23-000556-PLNG - Mikesell Variance
Attachments: RA 6340 Kearney Spec.pdf

Hello Melissa,

Tillamook County Public Works does not have any objection to the proposed setbacks. However, we noticed that the road approach permit included in their application was missing its specification sheet. This approach was permitted as a *paved* driveway in September of 2020. According to our streetpic imagery (below) the approach remained unfinished in August of 2022. Unfortunately, this is past the 18 month window in which landowners are required to complete construction of their permitted approach. TCPW would request that DCD hold permits for this property until a new road approach application is submitted by the landowner. We will be happy to process the permit in parallel to reduce construction delays.

Thank you,

Date 08/09/2022 02:45:00 PM
CRESCENT ST (AVALON)
MP 0.030



Jasper Lind | Engineering Technician
TILLAMOOK COUNTY | Public Works
503 Marolf Loop
Tillamook, OR 97141
Phone (503)842-2032 ext. 3104
Jasper.Lind@tillamookcounty.gov

From: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Sent: Friday, March 29, 2024 10:09 AM
To: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Cc: Lynn Tone <Lynn.Tone@tillamookcounty.gov>
Subject: 851-23-000556-PLNG - Mikesell Variance

Good morning,

Please see the Variance Request for Christian Mikesell to reduce a non-street side yard setback.

The application, notice and associated materials can be found on the Tillamook County Land Use Application page [here](#).

Thank you,

*** Please note that the Tillamook County domain has changed, and my email address is now Melissa.Jenck@tillamookcounty.gov so please update your contact information as needed. Thank you. ***



Melissa Jenck (she/her) | Senior Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x 3301
Melissa.Jenck@tillamookcounty.gov

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.tillamookcounty.gov/commdev> to access the appointment scheduler portal.

Residential Road Approach Permit #6340

The road approach covered by this permit shall be built in accordance with Tillamook County Ordinance #44 & constructed with the following dimensions and specifications

Public Road Crescent Street
 Road Number 3216
 Paved X Rocked
 Mile Post n/a Eng. Station n/a
 Side of Road East
 Ditch Flow: Ahead N/A Back N/A

Applicant Tom Kearney
 Contractor OWNER'S CHOICE
 T = 1S R = 10W
 Section = 30CD
 Tax Lot = 2315

Ordinance #44 Plan View Dimensions

W = <u><25'</u>	R1 = <u>15'</u>
A ° = <u>90°</u>	Dd = <u>N/A</u>
Drw = <u>± 15'</u>	R2 = <u>15'</u>

PHASE INSPECTION (subgrade)
 Date _____ BY _____
 FINAL INSPECTION (culvert & rock placement)
 Date _____ BY _____
 PAVING INSPECTION (if required)
 Date _____ BY _____

Public Right of Way Width = 50'

Posted Traffic Speed B.R. MPH
 Intersection Distance 90' South
 Required Sight Distance N/A FEET
 Observed Sight Distances

Base Fabric Required	<u>Y</u>	(Y / N)
ROCK BASE: Size & Type	<u>3" - 0"</u>	
Compacted Depth	<u>9"</u>	
FINISH ROCK: Size & Type	<u>3/4"-0"</u>	
Compacted Depth	<u>3"</u>	

Right N/A Left N/A

Culvert Exst'g / Req'd N

Culvert: N/A Concrete
N/A Corrugated Galvanized Metal
N/A Corrugated HDPE Dual Wall

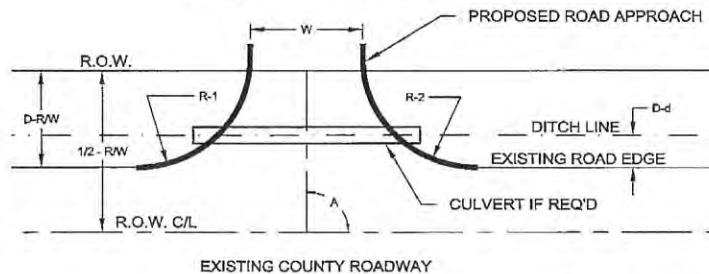
ASPHALT CEMENT PAVEMENT

Compacted Depth	<u>N/A</u>
Number of Lifts	<u>N/A</u>

Length N/A Diameter N/A

NOTE: All placed aggregates are to be free of bio-mass and compacted to 95% Dry Density

ROAD APPROACH PLAN VIEW



Melissa Jenck

From: Jon and Leah Way <jway@att.net>
Sent: Wednesday, April 17, 2024 8:54 AM
To: Melissa Jenck
Cc: Lynn Tone; vernneedles@gmail.com
Subject: EXTERNAL: RE: 851-23-000556-PLNG - Mikesell Variance

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Melissa,

Thank you for being available to receive and consider all of today's emails sent by me. I know you are busy but I want to express my gratitude to you and the County of Tillamook to review this proposed variance. We love this house and we are blessed to have this home in one of the most picturesque places on our planet. Truly, there aren't many places that offer what Oceanside and its neighboring cities have to give in the way of location: Recreation; Relaxation; Rejuvenation. We just want what is right for our house, the neighborhood and the community. Yes, build a home next door but please, build a suitable home.

I will end my public concerns that the proposed variance fails to satisfy **any** of the, all 4 necessary, requirements of Section 8.030: Review Criteria; It just simply fails!
There is no need to proceed any further. No need to address Article IV, Section 4.005.

Sincerely,
Jon Way

From: Jon and Leah Way [mailto:jway@att.net]
Sent: Wednesday, April 17, 2024 8:08 AM
To: 'Melissa Jenck'
Cc: 'Lynn Tone'; 'vernneedles@gmail.com' (vernneedles@gmail.com)
Subject: RE: 851-23-000556-PLNG - Mikesell Variance

Once again, good morning Melissa.

Please add the following to my public comments in regards to: 851-23-000556-PLNG - Mikesell Variance
I just want to be on record that the foundation at 115 Crescent is of major concern. Primarily Article IV Section 4.005: purpose of Land Use Standards (5) and (9). as written of page 2 of 57 and Mr. Mikesell's responses as written on pages 5 and 9. This planning application pdf is copied directly from Melissa Jenck's email dated March 29, 2024 and is to be included with my comments sent to Melissa via email this morning, April 17th 2004 and March 29th, 2024.

Thank you,
Jon Way

From: Jon and Leah Way [mailto:jway@att.net]
Sent: Wednesday, April 17, 2024 7:12 AM
To: 'Melissa Jenck'

Cc: 'Lynn Tone'; 'vernneedles@gmail.com' (vernneedles@gmail.com)

Subject: RE: 851-23-000556-PLNG - Mikesell Variance

Good morning Melissa,

Have you sent anyone to 115 Crescent Street to survey the poured foundation? I did say poured, ahead of your approval for a variance! Are you aware of the elevation difference between our home at 135 Crescent Street and 115 Crescent Street?

The poured foundation at 115 Crescent Street is substantially lower than our property; which, by the way, is currently less than 8' away. I do not see anywhere that a retaining wall is to be built by the Miskell's to protect our foundation as the slope between the foundations would be very steep. Our easement would erode to the point of jeopardizing the integrity of its design and purpose. It seems that the planning department is not doing its job. At the minimum, a geological assessment and an accompanying engineering report to propose the bare minimum of what needs to be in place to protect our property easement and its design and purpose should be required by the planning department.

I also want to know that if you OK the Miskell's variance request, how would the planning department justify a 30' tall proposed home with such a small easement? How is the home to be built? How is it to be maintained? What if there was a fence on our property, how does a builder get the job done? How can Fire/Rescue gain access to a 30' tall structure? Again, is the planning department discerning what the Miskell's are proposing?

I would like answers to these questions before you even consider debating to grant a variance to the Miskelli's. It just seems like common sense to address these, and previous concerns provided to you by me and other concerned home owners. More work needs to be done by the planning department. You just can't issue a variance without full disclosure to these concerns and how the Miskelli's would proceed to meet these concerns.

Sincerely,
Jon Way

From: Jon and Leah Way [mailto:jway@att.net]

Sent: Friday, March 29, 2024 8:36 PM

To: 'Melissa Jenck'

Cc: 'Lynn Tone'; 'vernneedles@gmail.com' (vernneedles@gmail.com)

Subject: RE: 851-23-000556-PLNG - Mikesell Variance

3-29-2024

Dear Melissa,

My name is Jon Way. I, and my wife Leah, are one of the joint owners at 135 Crescent Street in Oceanside. The other owners are Vern and Renata Needles.

I am not sure if the comment period has opened for this variance review. If so, I have the following comments:

We need to make the following disclaimer: we are not city planners; we are not contractors; we are not engineers; we are not property or land assessors. We are just a retired couple concerned with the project underway next-door at 115 Crescent Street.

There are so many docs over several years. See attached. NOWHERE in this pdf do I find a document separating lot 3 and 4. As far as I can tell, this is a single 50' wide lot and should be subjected to 5' setbacks....

Here is my concern. The easement road is bowed into lot 4. The current, poured foundation at 115 Crescent Street has easement issues with both the retaining wall and our house. The foundation is not parallel with either the wall or our

house. The easement at the front left of 115 Crescent is 3' while narrowing to well below 3' at the left rear. **Someone from the planning department needs to go on-site and check. A proposed 30' tall home needs to have that 3' setback, at a minimum!**

I believe the following excerpt says enough about our concerns and that these regulations were adopted for just such a reason.

SECTION 8.030: REVIEW CRITERIA

ARTICLE IV

SUPPLEMENTARY REGULATIONS

SECTION 4.005: RESIDENTIAL AND COMMERCIAL ZONE STANDARDS

PURPOSE: In all RESIDENTIAL AND COMMERCIAL ZONES, the purpose of land use standards are the following:

- (1) To ensure the availability of private open space;
- (2) To ensure that adequate light and air are available to residential and commercial structures;
- (3) To adequately separate structures for emergency access;

Thank you Melissa for keeping us informed and including these comments and concerns to the variance review.

From: Melissa Jenck [mailto:Melissa.Jenck@tillamookcounty.gov]

Sent: Friday, March 29, 2024 10:09 AM

To: Melissa Jenck

Cc: Lynn Tone

Subject: 851-23-000556-PLNG - Mikesell Variance

Good morning,

Please see the Variance Request for Christian Mikesell to reduce a non-street side yard setback.

The application, notice and associated materials can be found on the Tillamook County Land Use Application page [here](#).

Thank you,

*** Please note that the Tillamook County domain has changed, and my email address is now Melissa.Jenck@tillamookcounty.gov so please update your contact information as needed. Thank you. ***



Melissa Jenck (she/her) | Senior Planner
TILLAMOOK COUNTY | Community Development
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The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.tillamookcounty.gov/commdev> to access the appointment scheduler portal.

Melissa Jenck

From: Lynn Tone
Sent: Tuesday, April 23, 2024 9:29 AM
To: Melissa Jenck
Subject: FW: EXTERNAL: Variance for Christian Mikesell #851-23-000556 PLNG



Lynn Tone | Office Specialist II
TILLAMOOK COUNTY | Surveyor's Office/Community Development
1510 3rd Street Ste C
Tillamook, OR 97141
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Lynn.Tone@tillamookcounty.gov

From: james bedlion <jimbedlion@gmail.com>
Sent: Thursday, April 11, 2024 10:13 AM
To: Lynn Tone <lynn.tone@tillamookcounty.gov>
Subject: EXTERNAL: Variance for Christian Mikesell #851-23-000556 PLNG

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Dear Lynn,
I am a resident of this neighborhood and received your letter of Administrative review, I wanted to take a moment to send this letter in opposition to this

reduction of setbacks. In my profession of being a building inspector for the city of Gresham Oregon, I can say a reduction of these setbacks poses some building safety issues that outweigh any benefit gained. This area is somewhat rural and depends on a volunteer fire department for fire response, anytime you move buildings closer together, you create greater risk of fire spreading from one building to the one near it. The new building could be held to a higher fire rating where it encroaches, which

protects it from fire spread, but the existing home was not built with this increased fire protection and thus becomes more susceptible to the fire. Moving around a building with fire hoses and those fighting the fire is also more difficult with a reduced separation. I also believe that with the wetter climate of the coastal community the homes will be more susceptible to mold and other moisture related issues and it will have less sun exposure and air flow.

It is my opinion that for these reasons alone, this setback reduction should not be allowed to happen. I also feel that putting buildings closer together destroys the aesthetic of a coastal community which is all about the views of the ocean. This allowance for a setback encroachment could also adversely affect the value of the pre-existing home for the owner.

Thank you for taking the time to read my letter and for considering our positions.

Thank you also for your service to
our great community!

Jim Bedlion

175 Crescent St

Tillamook Or 97141

contact # 971-801-4092

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Jim Bedlion